

Veterans' **SMALL HOME** Plan Book

GEORGE C. FOLLIS

LOUIS E. DOBSON



WITH SUGGESTED LANDSCAPE PLANS & FEATURES FOR EACH LOT **\$100**

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Jim Draeger

VETERANS'
SMALL HOME
PLAN BOOK

Volume One

Selected Small Homes for Veterans

... *by* ...

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Designer

LOUIS E. DOBSON
Landscape Architect

Sketches by
WALTER SIMONDS

44 PLANS, ELEVATIONS AND SUGGESTED
LANDSCAPE PLANS

Published by MURRAY & GEE, INC. — Hollywood

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HOLLYWOOD 28, CALIFORNIA

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FOREWORD

The purpose of this house plan booklet is to offer to the prospective small home owner a group of selected practical home plans. The Veterans Emergency Housing Program calls for homes to be built for \$10,000 or less, including the lot. This necessitates small plans and this booklet is presented with this idea in mind. With the cost of building constantly increasing, every inch of space must be utilized to the best advantage and every bit of skill and experience has been exercised in the design of these houses, utilizing the areas to their maximum.

These plans range in size from 624 sq. ft. to 1067 sq. ft. and includes all areas inside of the extreme exterior walls, but does not include garage and porch areas. Plans are for lot sizes from 25 to 75 feet in width. Most of these plans are for 50 foot lots — the average width. It is easy to place a small residence on a large lot, but practically impossible to convert a large width plan to a small width lot. A majority of these plans can be spread out simply by attaching garage to side of house or by having both breezeway and garage along the side of the building.

These plans feature: large living rooms, large built-in wardrobes, economy in design, large and ample number of windows, floor furnaces, service porches, suggested landscape plans, outdoor living, large terraces and patios, showers above bathtubs, built-in kitchen cabinets, and double sinks.

The authors are not Architects. Mr. Follis has been specializing in the design of small homes for many years and has

been in the building industry for the past twelve years. Mr. Dobson is a graduate Landscape Architect and a builder, and has had many years of experience designing, constructing, and developing small homes and grounds.

Many of these stock plans provide for the addition of a bedroom or den, or the finishing of the second floor rooms at a future date. Inside stairways are provided on plans as shown, other plans can have outside stairways to basements, but are not designed for inside stairways.

"The landscape plan and the house plan should be considered at the same time, and garden and lawn treated as outdoor rooms."* Most of these plans open out to the rear where you may live from lot line to lot line, utilizing every bit of space and enjoy the air and sunshine. Have a complete landscape plan to work with even though it takes a year or two to achieve your goal. Patios, Terraces, Barbecues, Walks, Garden Houses, Play Rooms, and other features if well designed and located, give a pleasing appearance to your garden in all seasons. Most of the plans have fruit and vegetable gardens. Plant varieties that you like and that grow easily and well in your area.

No changes are accepted with orders for plans and if you wish changes personal designs and complete supervision, please contact your local Architect.

LOUIS E. DOBSON

GEORGE C. FOLLIS

* *Principles of Planning Small Houses. Tech. Bulletin No. 4. Federal Housing Administration. Washington, D.C.*

VETERANS . . .

Here's How to Secure Your G. I. Loan

1. Obtain at least 3 copies of your plans and specifications.
2. Find your prospective lot and secure a 30 day option, contingent upon your securing a G.I. Loan for a definite amount.
3. See a builder and get a definite firm bid. Most lending institutions will not make loans on a cost plus contract.
4. Obtain a priority to build from the Federal Housing Administration. (Obtained either by owner or builder.)
5. Go to your bank and establish eligibility. (Take along original honorable discharge papers and 2 copies of plans and specifications.) Bank will order credit report on you at this time. Cost approx. \$1.75.
6. Bank will have a Veterans appraiser make an appraisal of the lot and proposed house. Cost approx. \$20.00.
7. If the appraiser appointed by the Veterans Administration gives the property "A Reasonable Value," as much or more than the house and lot will cost, the project is then eligible for a G.I. Loan.
8. When the loan has been approved, the bank will assist you in completing the purchase of the lot, and draw the necessary loan documents so that you may begin the construction of your new home.



An order blank will be found in the back of this booklet.

Working drawings and specifications for any of the designs in this booklet may be had by forwarding purchase price of Thirty-five Dollars (\$35.00) for One Set (three copies) to:

VETERANS' SMALL HOMES

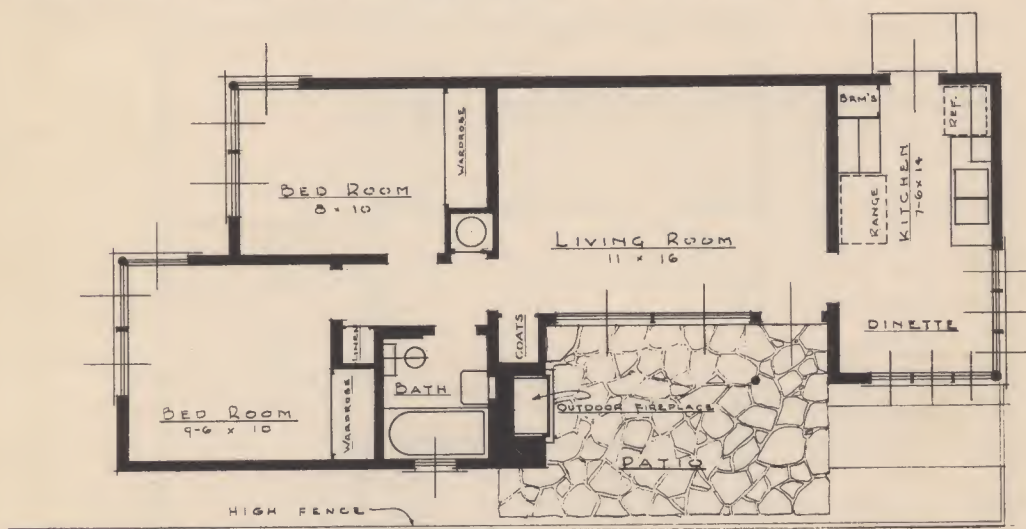
1435 North Highland Avenue

Hollywood 28, California

Add 2½% sales tax if you live in California, making amount total \$35.88.



HOUSE WIDTH IS 19'. DESIGNED FOR A 25' OR LARGER LOT. THIS INTERESTING LITTLE MODERN HOUSE IS DESIGNED FOR A SMALL LOT, BUT WOULD FIT WELL ON A LARGER ONE. PATIO WITH OUTDOOR FIREPLACE OR BAR-B-Q LENDS ITSELF TO OUTDOOR LIVING. PLACED ON A SLAB FLOOR AND WITH INSULATION IN THE ROOF, THIS HOUSE WOULD BE ECONOMICAL TO BUILD. OUTDOOR FIREPLACE COULD BE ADDED LATER. THIS HOME WOULD FIT WELL ON ANY SUBURBAN LOT OR RESORT SITE.



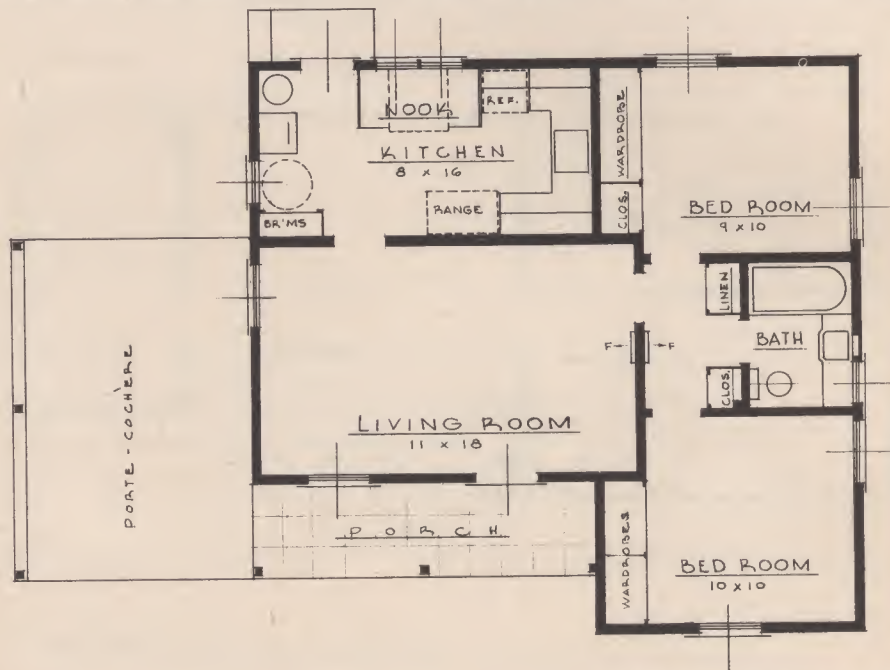
LIVABLE AREA 624 SQ. FT.



LAGUNA
PLAN NO. 1

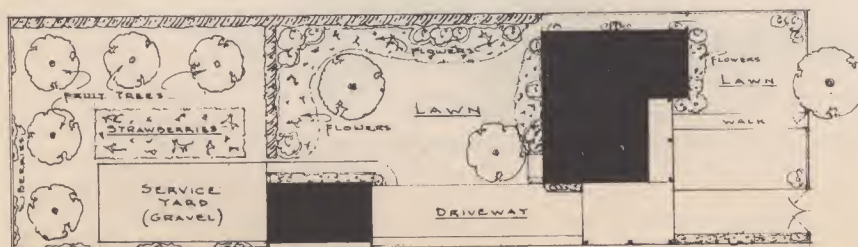


HOUSE WIDTH IS 29'-6" DESIGNED FOR A 45' OR LARGER LOT. THIS LITTLE 2 BEDROOM HOME IS DESIGNED TO GET THE MAXIMUM OF LIVING FROM A MINIMUM OF FLOOR SPACE - ONLY 703 SQ.FT. PORTE-COCHERE COULD BE USED AS CARPORT. ONE CAR GARAGE IS SUGGESTED FOR ECONOMY. KITCHEN HAS BUILT IN NOOK AND LAUNDRY IS ALONG ONE WALL. BATH HAS TILED-IN LAVATORY. BEDROOMS HAVE INDIVIDUAL WARDROBES.



LIVABLE AREA 703 SQ.FT.

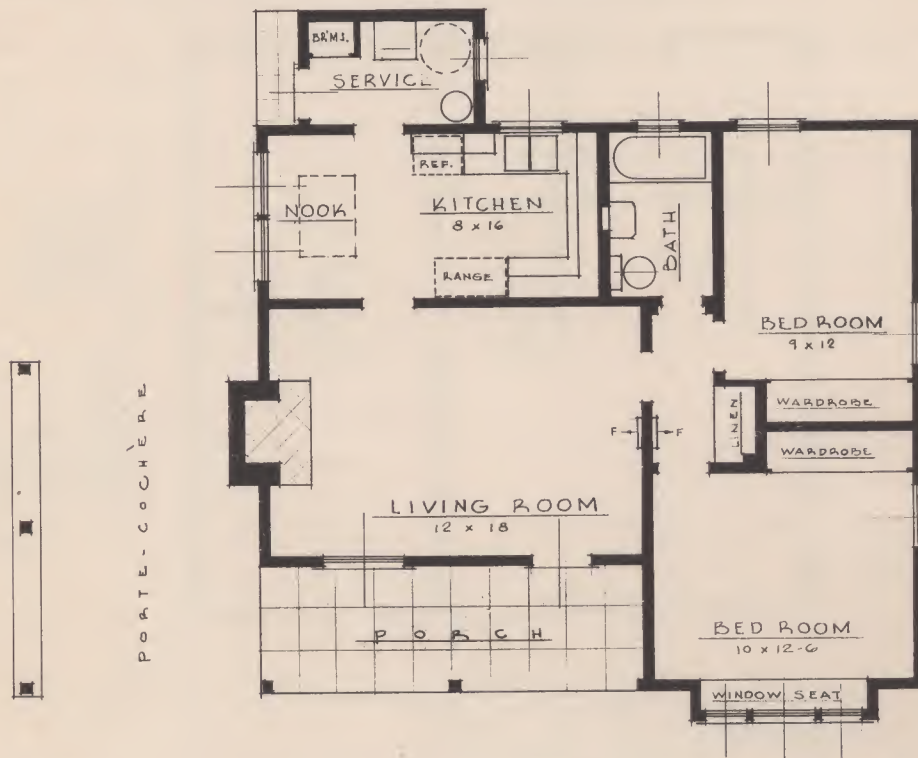
PLOT PLAN



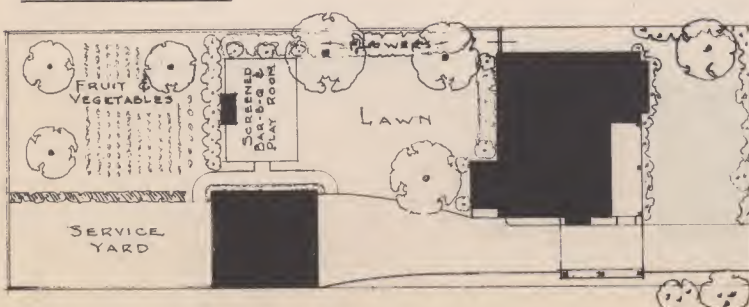
CARDIFF
PLAN NO. 2



HOUSE WIDTH IS 32'; DESIGNED FOR A 50' OR LARGER LOT. THIS IS A CONDENSED HOME PRESENTING 2 BEDROOMS WITH CONSIDERABLE WARDROBE SPACE & MINIMUM HALL SPACE. THE FRONT BEDROOM FEATURES AN INTERESTING WINDOW SEAT & A FLOWER POT SHELF ON THE EXTERIOR WHICH LENDS CHARM. THERE IS AMPLE CABINET SPACE IN THE KITCHEN & ALSO A LARGE NOOK. A PORTE-COCHERE OR CARPORT HAS BEEN ADDED.



PLOT PLAN

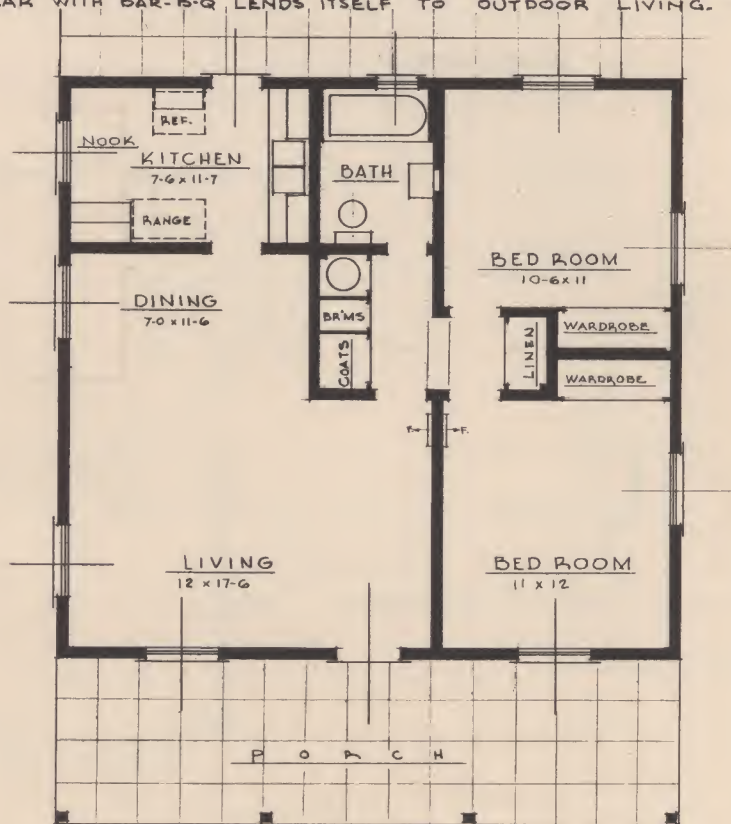


LIVABLE AREA 853 SQ. FT.

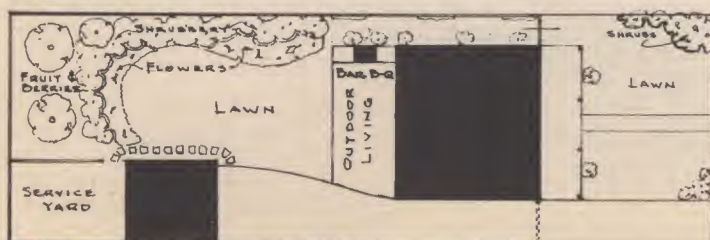
BRIDGEPORT
PLAN NO. 3



HOUSE WIDTH IS 30'. DESIGNED FOR A 45' OR LARGER LGT. THIS LITTLE RANCH HOME IS COMPACT AND ECONOMICAL TO BUILD. A 2 BEDROOM MINIMUM HOUSE WITH GOOD SIZE BEDROOMS, AMPLE CLOSETS AND A COMBINATION LIVING-DINING AREA WHICH GIVES SPACIOUS APPEARANCE, UTILITY ROOM IS IN GARAGE OR BASEMENT. LARGE TERRACE IN REAR WITH BAR-B-Q LEADS ITSELF TO OUTDOOR LIVING.



PLOT PLAN

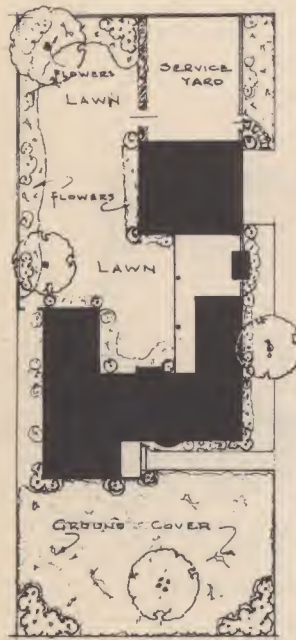


LIVABLE AREA 840 SQ. FT.

SAN FERNANDO
PLAN NO. 4

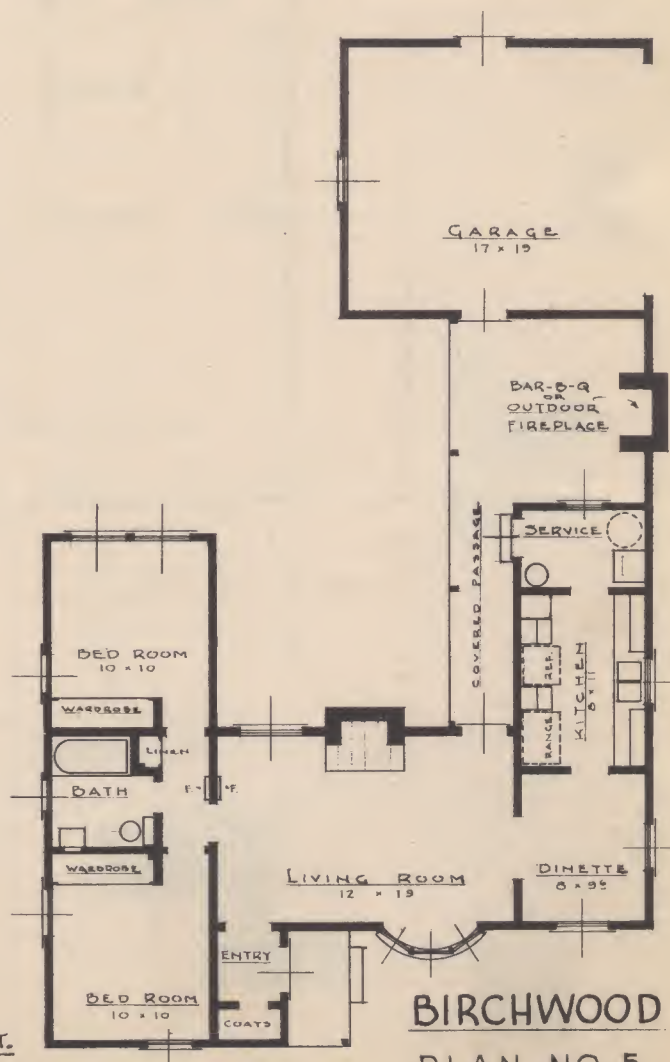


HOUSE WIDTH IS 39' DESIGNED FOR A 50' OR LARGER CORNER LOT. THIS HOUSE GIVES APPEARANCE OF BEING MUCH LARGER THAN IT ACTUALLY IS. FRONT HAS EXCEPTIONALLY LARGE BAY WINDOW. COVERED PASSAGE LEADS TO BAR-B-Q AREA & GARAGE. BEDROOMS HAVE NICE SIZE WARDROBES. DEN OR RUMPUS ROOM COULD BE ADDED TO THIS PLAN AT A FUTURE DATE. COMBINATION WOOD AND STUCCO EXTERIOR IS ATTRACTIVE.



STREET
PLOT PLAN

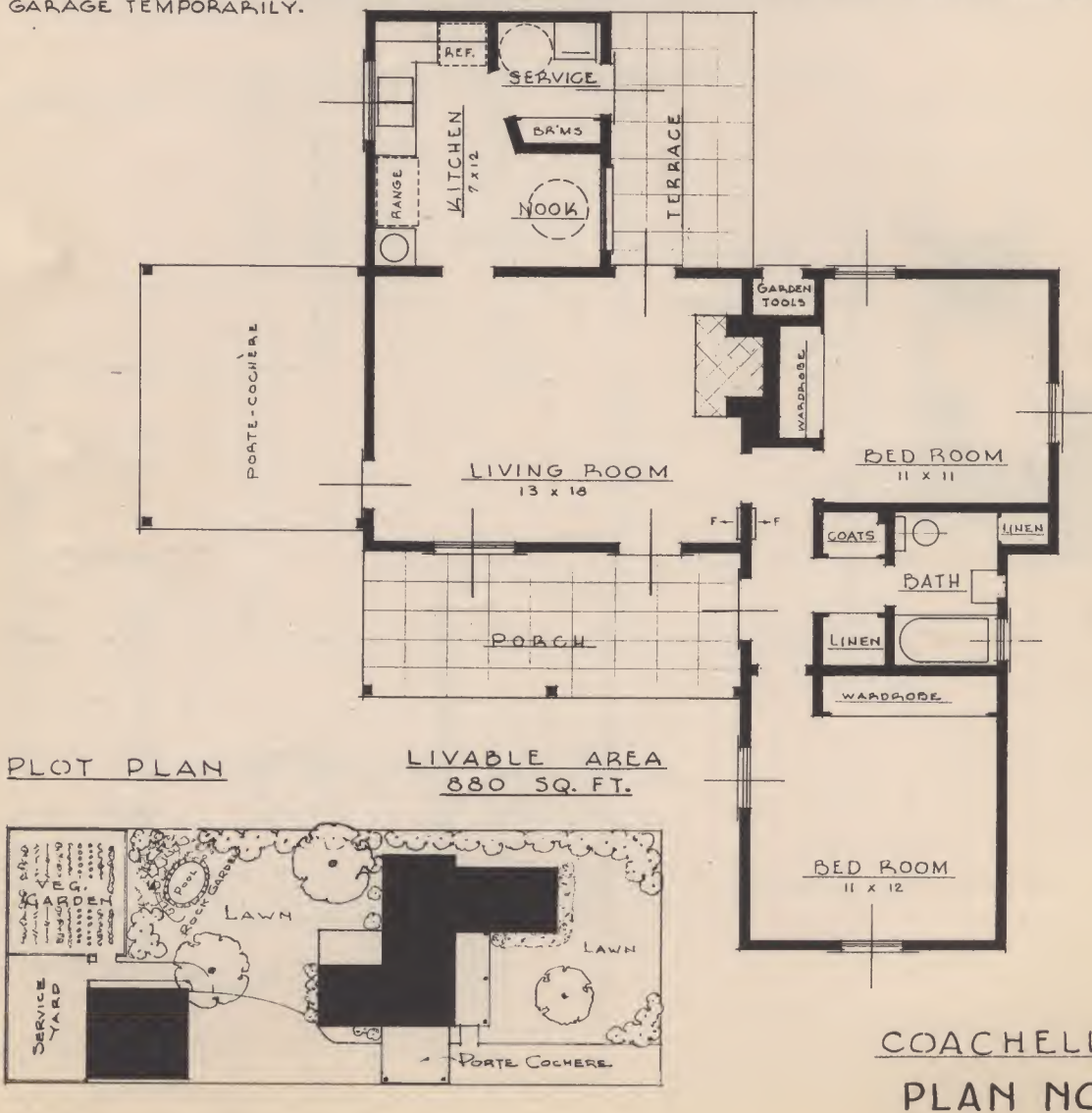
LIVABLE AREA 877 SQ. FT.



BIRCHWOOD
PLAN NO. 5

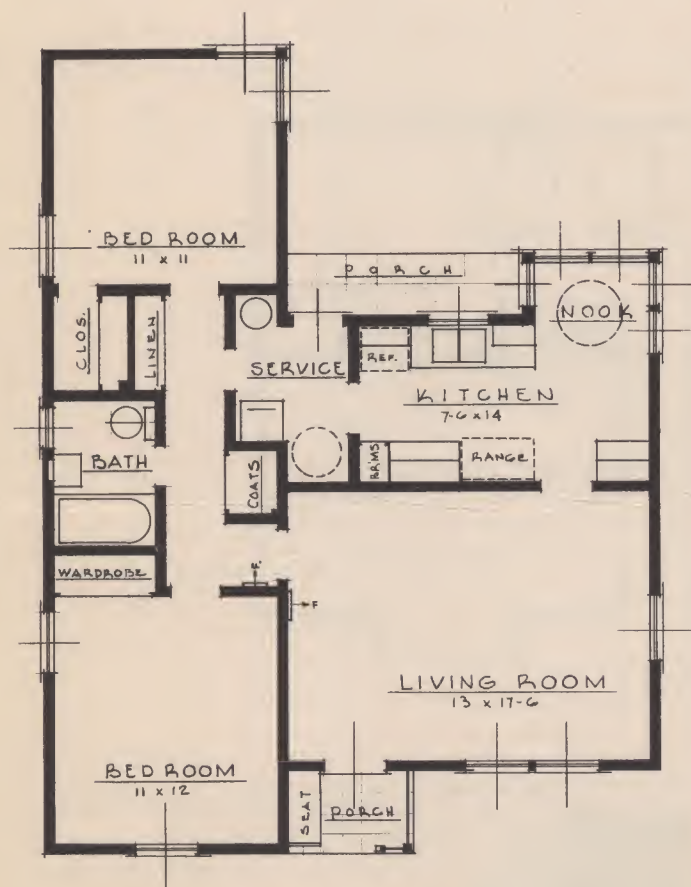


HOUSE WIDTH IS 34'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS IS A TRADITIONAL TYPE HOME, LENDING ITSELF TO ANY RURAL SETTING. THE ROOM SIZES ARE GOOD AND A PORTE-COCHERE HAS BEEN USED FOR ADDITIONAL WIDTH AS WELL AS CONVENIENCE. THE LIVING ROOM OPENS THROUGH TO BOTH FRONT & REAR GIVING A VIEW OF BOTH YARDS. PORTE-COCHERE MAY BE INCREASED IN DEPTH & USED AS A CAR PORT, THUS ELIMINATING GARAGE TEMPORARILY.

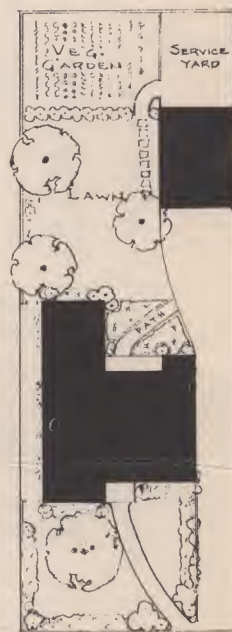




HOUSE WIDTH IS 30'-0" DESIGNED FOR A 43' OR LARGER LOT. A TWO BED ROOM HOUSE WITH TRADITIONAL STYLE & MODERN FEATURES. COMPACT AS IT IS, IT HAS GOOD CIRCULATION & AMPLE ROOM SIZES. ENTRANCE IS HOSPITABLE AND THE COMBINATION WOOD SHINGLE & PLASTER EXTERIOR ADDS CHARM TO MAKE THIS A VERY LIVABLE HOME.



LIVABLE AREA 883 SQ. FT.

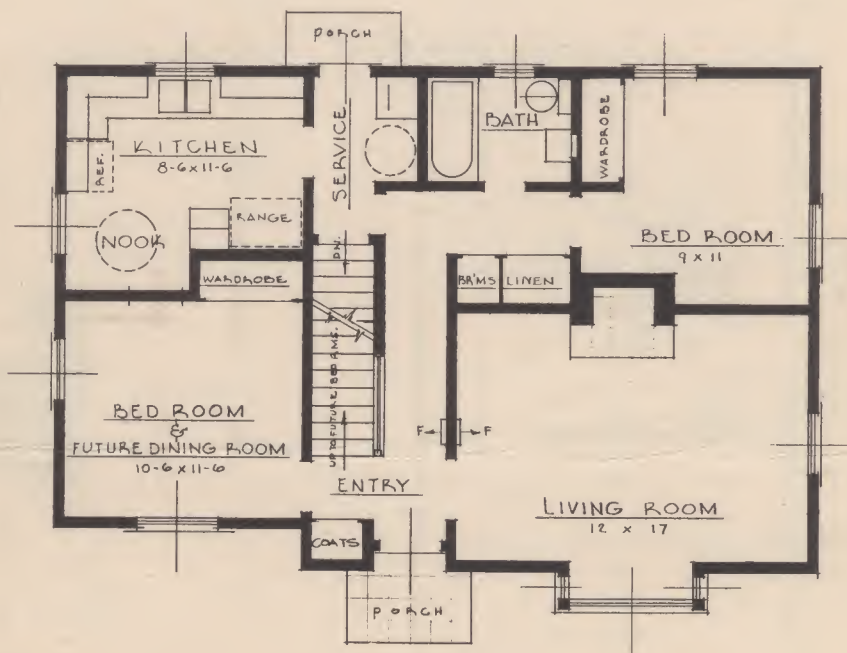


PLOT PLAN

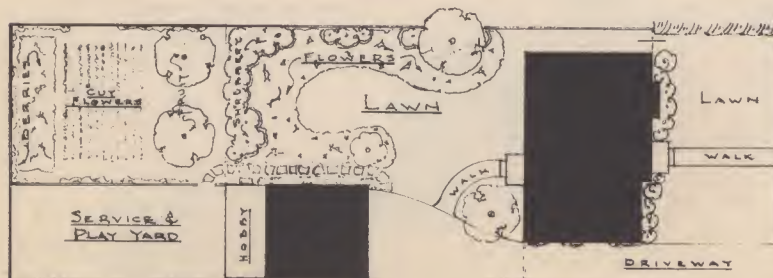
WILLIAMSBURG
PLAN NO. 7



HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. A CAPE COD HOME DESIGNED FOR 2 BED ROOMS DOWN STAIRS FOR THE PRESENT, BUT WITH ONE BED ROOM BECOMING DINING ROOM WHEN UPSTAIRS ROOMS ARE COMPLETED AT A FUTURE DATE. THERE IS A PARTIAL BASEMENT FOR LAUNDRY, FRUIT STORAGE ETC. KITCHEN HAS AMPLE CABINETS & A NOOK. CIRCULATION IS GOOD & IT IS NOT NECESSARY TO TRAVEL THROUGH LIVING ROOM TO REACH OTHER ROOMS. LIVING ROOM FEATURES LARGE BAY WINDOW.



PLOT PLAN

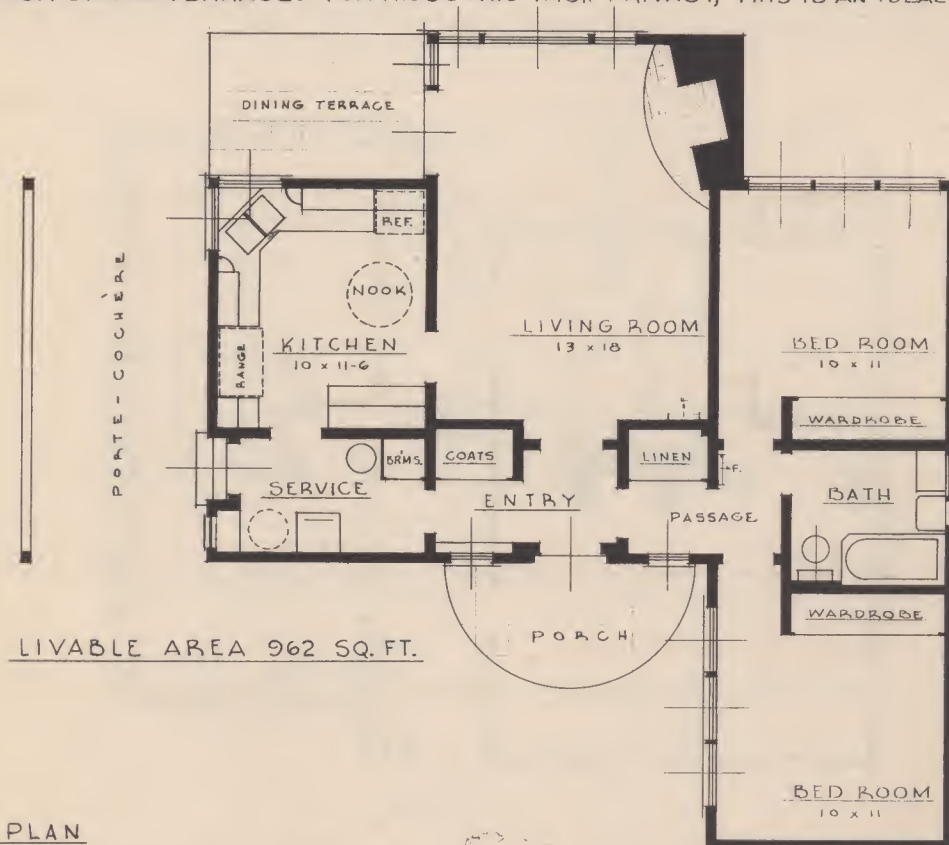


LIVABLE AREA 894 SQ. FT.

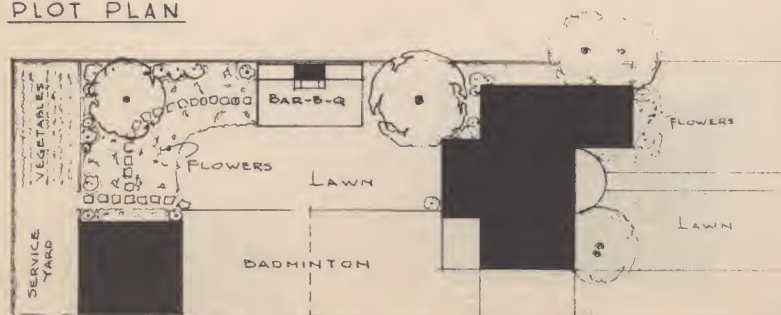
CAPE ANN
PLAN NO. 8



HOUSE WIDTH IS 36'-0" DESIGNED FOR A 50' OR LARGER LOT. ILLUSTRATED IS A SEMI-MODERN 2 BED ROOM HOUSE WITH LARGE WINDOW AREAS. LIVING ROOM & BED ROOM HAVE NICE VIEW OF REAR LAWN, & TERRACE OFF LIVING ROOM MAY BE USED AS AN OUTDOOR DINING TERRACE. FOR THOSE WHO WISH PRIVACY, THIS IS AN IDEAL PLAN.

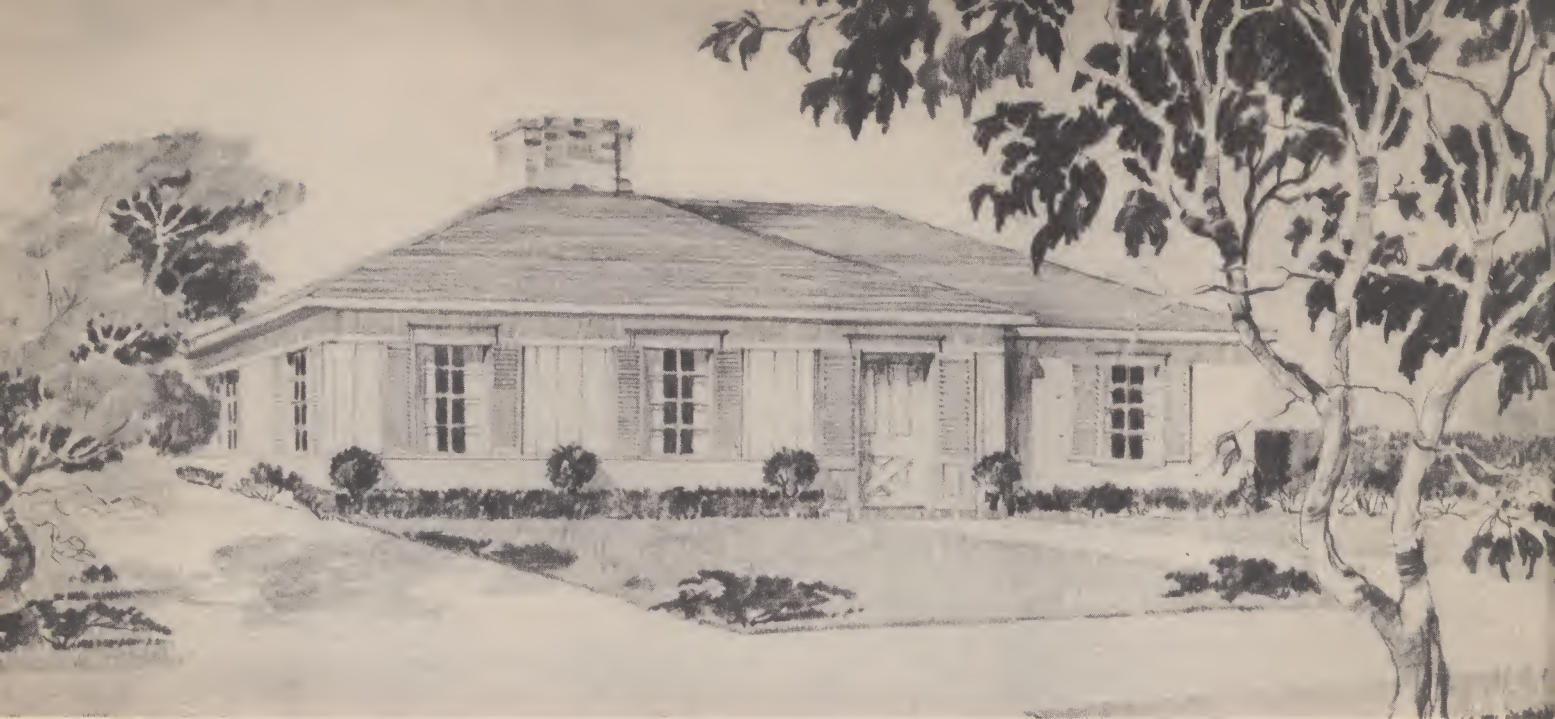


PLOT PLAN

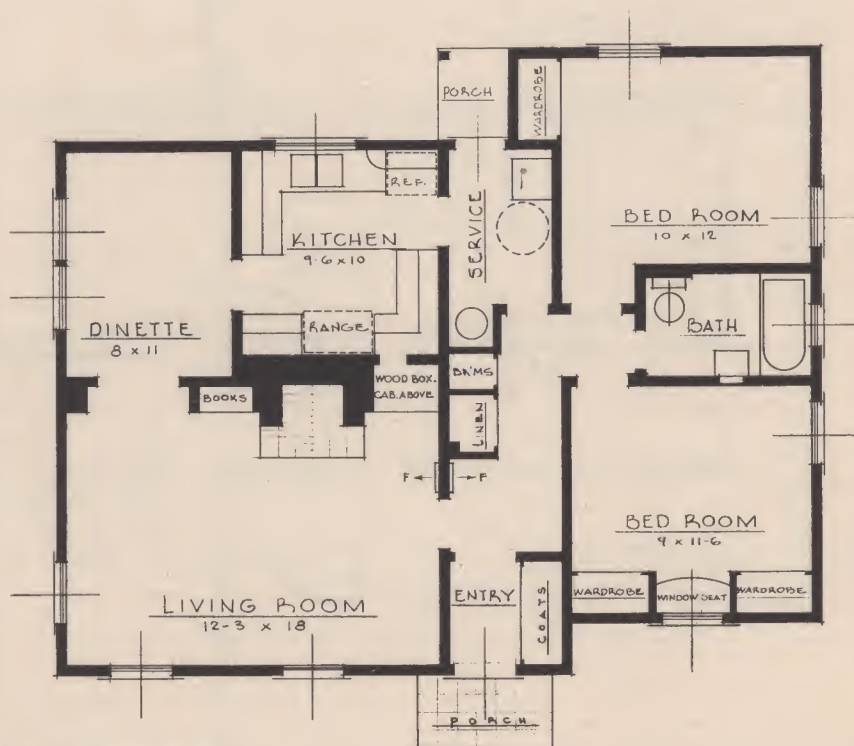


LIVABLE AREA 962 SQ. FT.

PALM SPRINGS
PLAN NO. 9



HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. ANOTHER CENTRAL HALL PLAN. CIRCULATION TO ROOMS THROUGH THIS HOUSE IS EXCELLENT. KITCHEN HAS AN ABUNDANCE OF CABINETS AND WORK SPACE. LIVING ROOM FEATURES FIREPLACE WITH WOODBOX AND CABINET ABOVE ON ONE SIDE, AND BOOKSHELVES ON THE OTHER. A BAR-B-Q HAS BEEN SUGGESTED, ALONG WITH FLOWER GARDEN FOR LANDSCAPE SCHEME.



PLOT PLAN

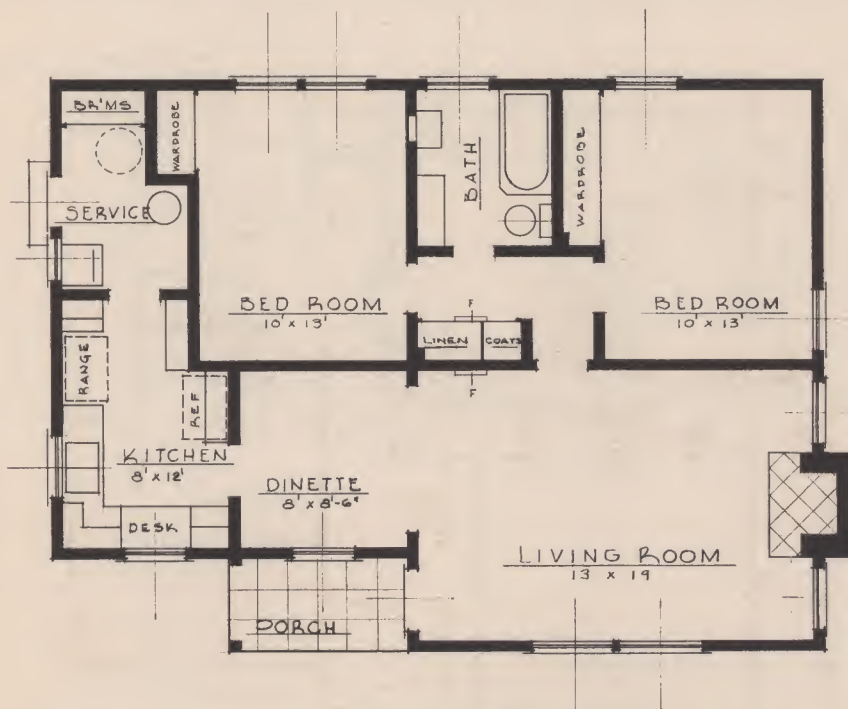


LIVABLE AREA 937 SQ. FT.

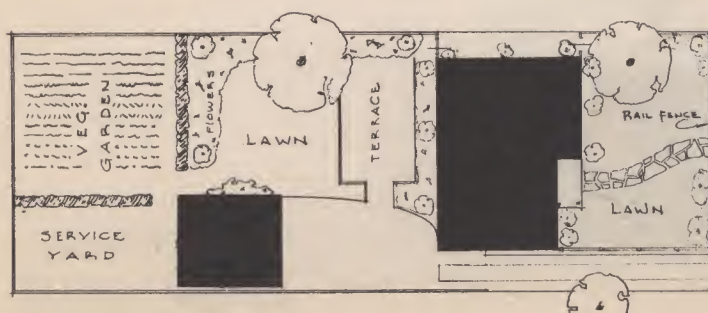
GEORGETOWN
PLAN NO. 10



HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS CALIFORNIA FARMHOUSE CONTAINS ONLY 941 SQ. FT. THE BOARD SHUTTERS, COMBINATION WOODSIDING AND PLASTER GIVE THE HOME A RUSTIC APPEARANCE. DINING-LIVING AREAS ARE SO ARRANGED AS TO GIVE SPACIOUSNESS. KITCHEN HAS BUILT-IN DESK FOR TELEPHONE, RECIPES, ETC. ALL ROOMS ARE NICE SIZE AND THERE IS A LARGE LINEN CLOSET.



PLOT PLAN

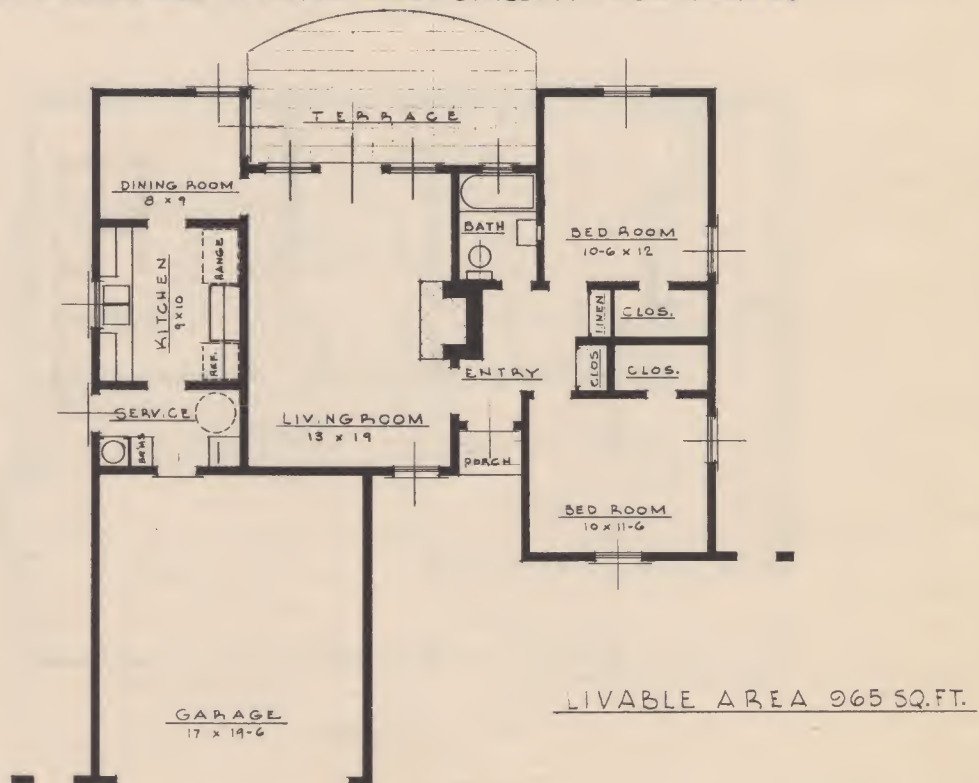


LIVABLE AREA 941 SQ. FT.

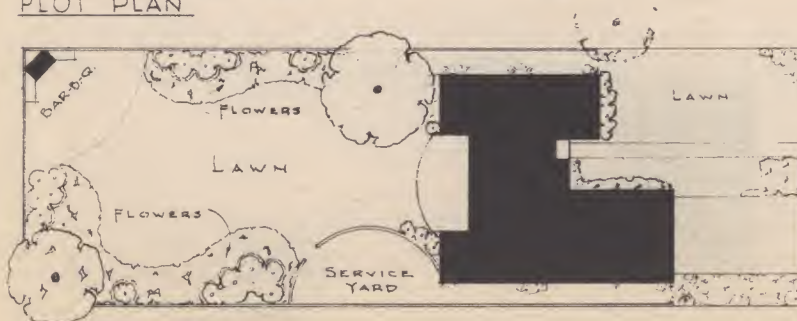
IDYLLWILD
PLAN NO. 11



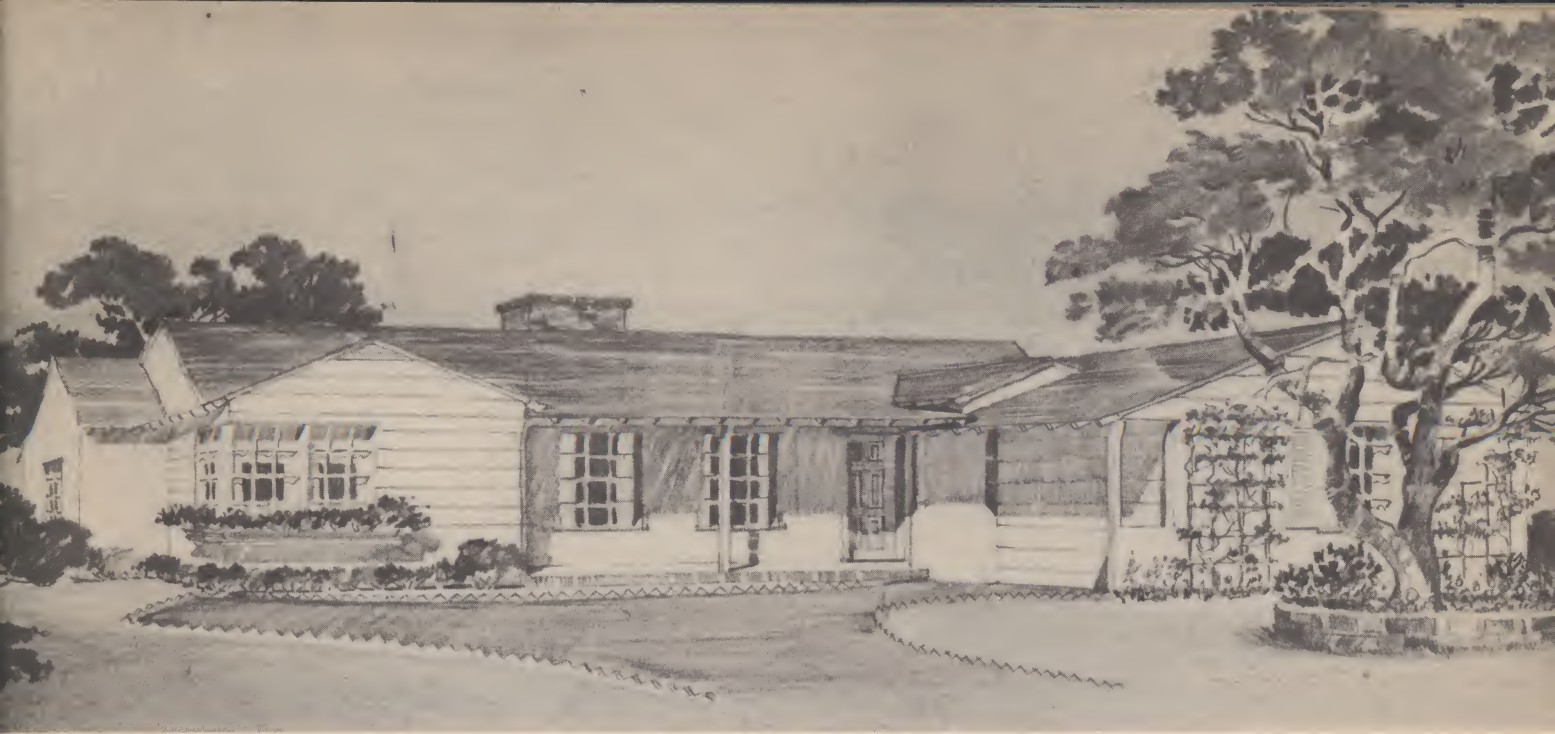
HOUSE WIDTH IS 40'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS PLAN PRESENTS THE LIVING ROOM OPENING THROUGH TERRACE TO REAR FLOWER GARDEN AND BAR-B-Q. THE EXTERIOR SUGGESTS A MODIFIED MODERN CALIFORNIA RANCH HOUSE USING THE COMBINATION WOOD SIDING AND PLASTER. GARAGE LOCATED IN FRONT GIVES CONVENIENCE OF BEING ABLE TO ENTER HOUSE DIRECTLY FROM GARAGE.



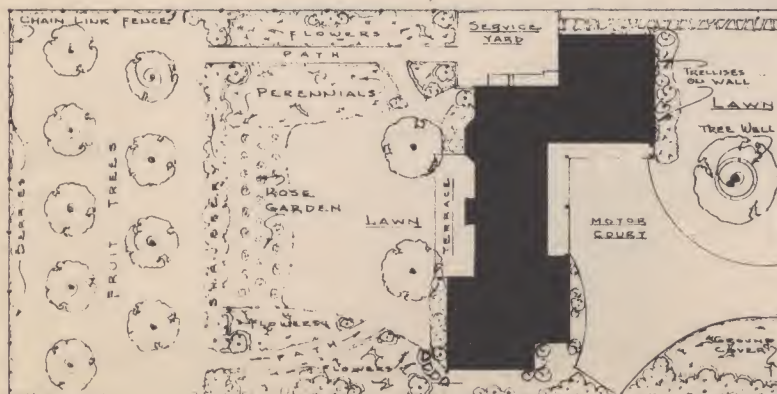
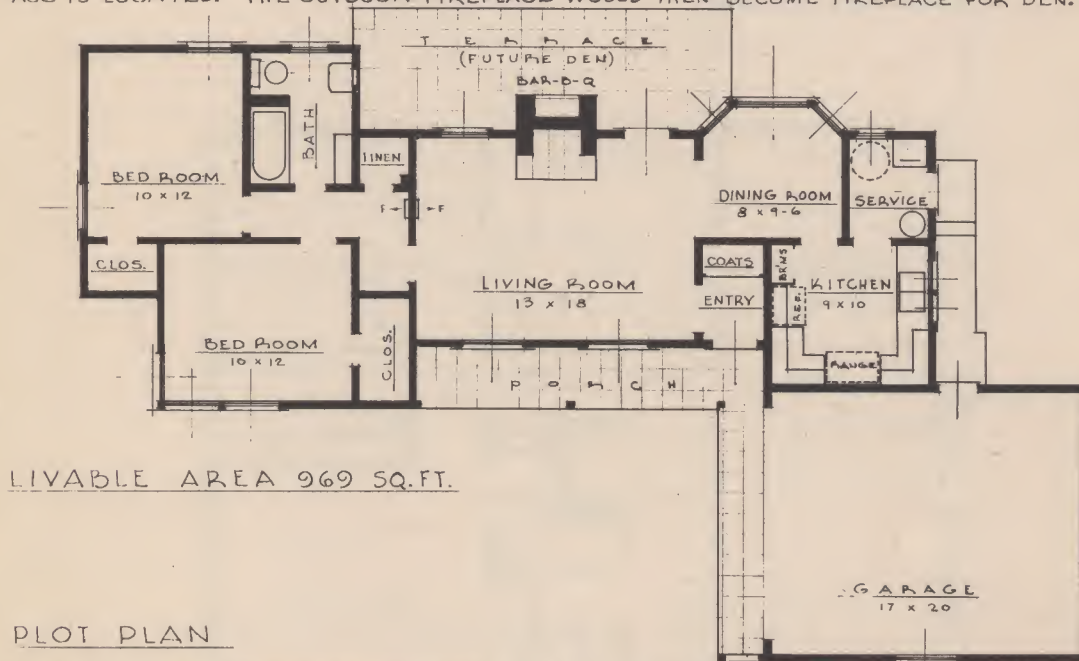
PLOT PLAN



LA JOLLA
PLAN NO.12



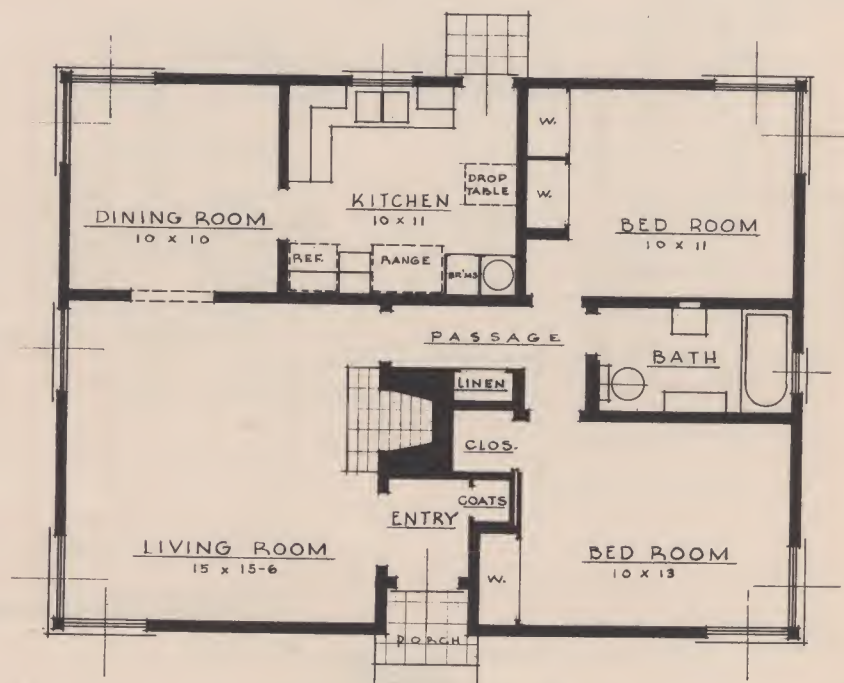
HOUSE WIDTH IS 65'-0" DESIGNED FOR A 75' OR LARGER LOT. THIS PLAN FEATURES THE LIVING ROOM AS THE CENTER OF LIVING; IT OPENS ONTO TERRACE WITH BAR-B-Q OR OUTDOOR FIREPLACE. GARAGE IS ATTACHED TO KITCHEN & SERVICE SIDE. THIS PLAN WOULD GO NICELY ON A 50' OR LARGER LOT BY FRONTING BED ROOMS TO STREET, THUS GIVING A MOTOR COURT ON SIDE INSTEAD OF IN FRONT OF LOT. SHOULD THIS HOME BE PLACED ON A 75' LOT, A FUTURE DEN OR RUMPUS ROOM CAN BE ADDED WHERE EXISTING TERRACE IS LOCATED. THE OUTDOOR FIREPLACE WOULD THEN BECOME FIREPLACE FOR DEN.



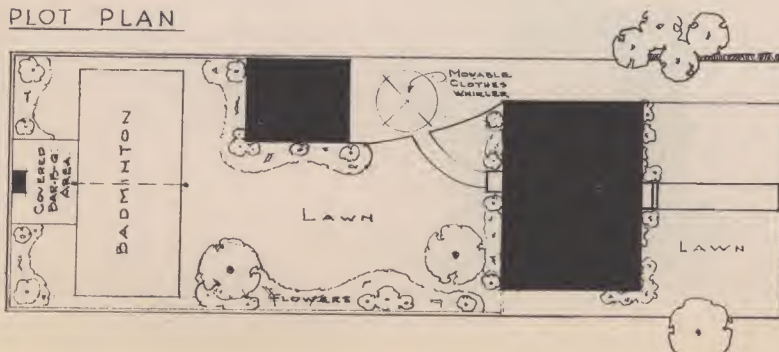
CAMARILLO
PLAN NO. 13



HOUSE WIDTH IS 36'-0" DESIGNED FOR A 50' OR LARGER LOT. AN EXTREMELY COMPACT 2 BED ROOM, LARGE DINING ROOM HOUSE WITH A NOVEL ARRANGEMENT FOR EATING IN THE KITCHEN. BOTH BED ROOMS HAVE INDIVIDUAL CLOSETS. FRONT DOOR IS RECESSED ENOUGH TO GIVE PROTECTION FROM RAIN & HOT SUNSHINE. THE TRELLISES ON EITHER SIDE OF THE ENTRANCE GIVE THIS HOME A PERFECTLY SYMMETRICAL ELEVATION. LAUNDRY IS LOCATED IN GARAGE.



PLOT PLAN

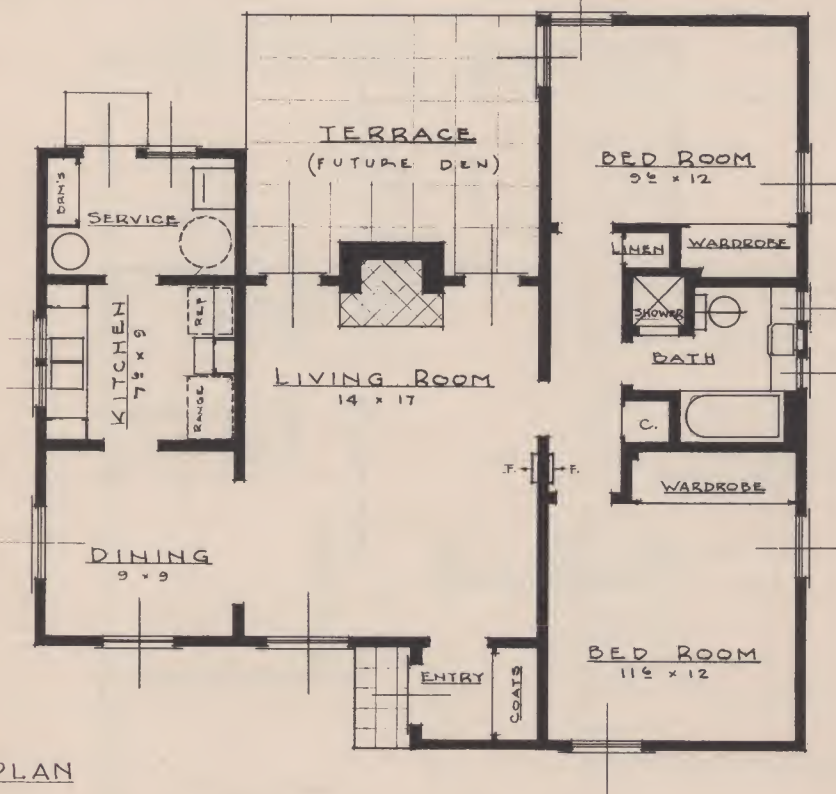


LIVABLE AREA 972 SQ. FT.

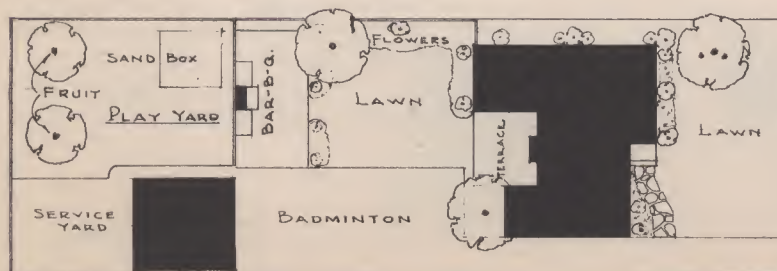
BURLINGAME
PLAN NO. 14



HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS TWO BED ROOM HOME PRESENTS THE POPULAR "U" SHAPE WITH THE EXCELLENT OPPORTUNITY OF ADDING A THIRD BED ROOM OR DEN, AT VERY LITTLE ADDITIONAL COST, AT A LATER DATE. LIVING ROOM OPENS ONTO TERRACE AND LAWN WHICH IS IDEAL FOR THOSE WHO WISH TO SPEND FREE HOURS OUT OF DOORS.



PLOT PLAN

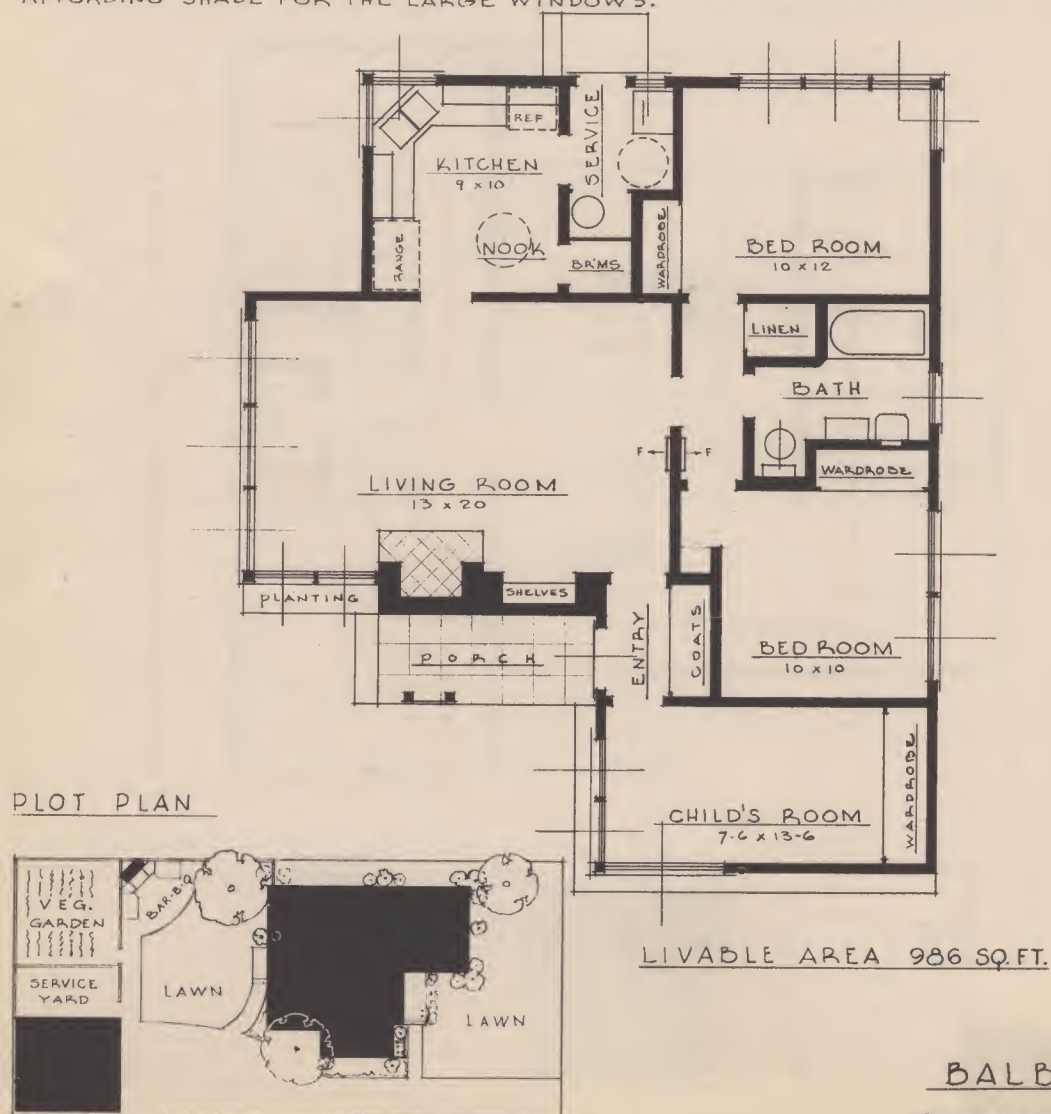


LIVABLE AREA 983 SQ. FT.

MIRAMAR
PLAN NO. 15



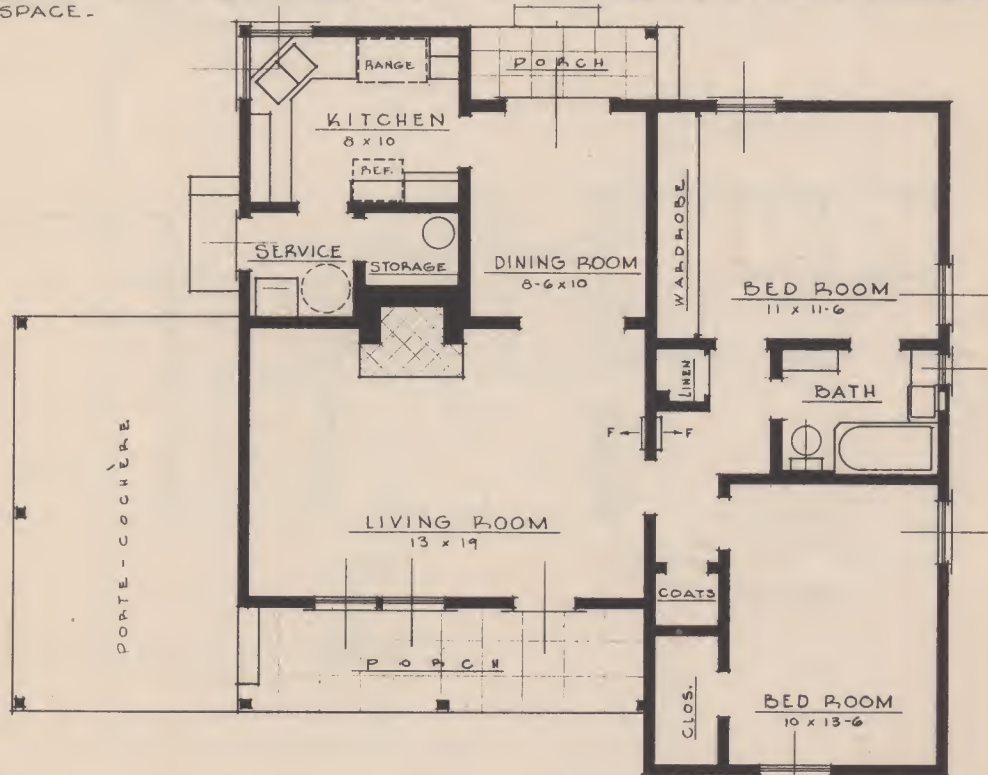
HOUSE WIDTH IS 33'-6" DESIGNED FOR A 45' OR LARGER LOT. THIS PLAN IS MODERN IN DESIGN & PRESENTS LARGE WINDOW AREAS. A CHILD'S PLAY ROOM OR DEN IN ADDITION TO TWO BED ROOMS WILL BE NOTED. A VERY ECONOMICAL HOUSE TO BUILD COMPRISING ONLY 986 SQ. FT. EXTERIOR IS PLASTER WITH A LARGE EAVE OVERHANG AFFORDING SHADE FOR THE LARGE WINDOWS.



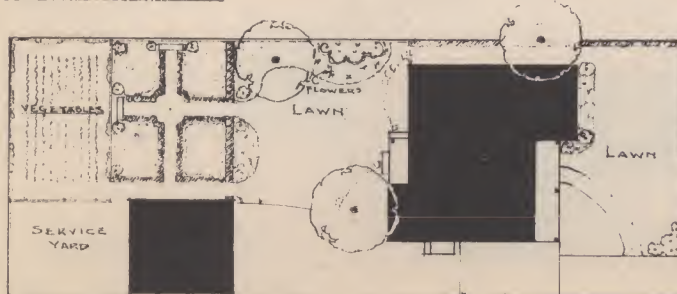
BALBOA
PLAN NO. 16



HOUSE WIDTH IS 34'-0" DESIGNED FOR A 50' OR LARGER LOT. A COMPACT HOUSE WITH LOTS OF CLOSET SPACE, NICE SIZE LIVING ROOM & BED ROOMS. THIS HOUSE HAS IN ADDITION TO A PORTE-COCHERE, A COVERED PORCH AT BOTH FRONT & REAR. THE KITCHEN IS DESIGNED FOR CONVENIENCE FOR THE HOUSEWIFE, HAVING A CORNER SINK WITH THE RANGE LOCATED JUST A FEW STEPS AWAY. NOTE THERE IS ALSO AMPLE DRAINBOARD & WORK SPACE.



PLOT PLAN

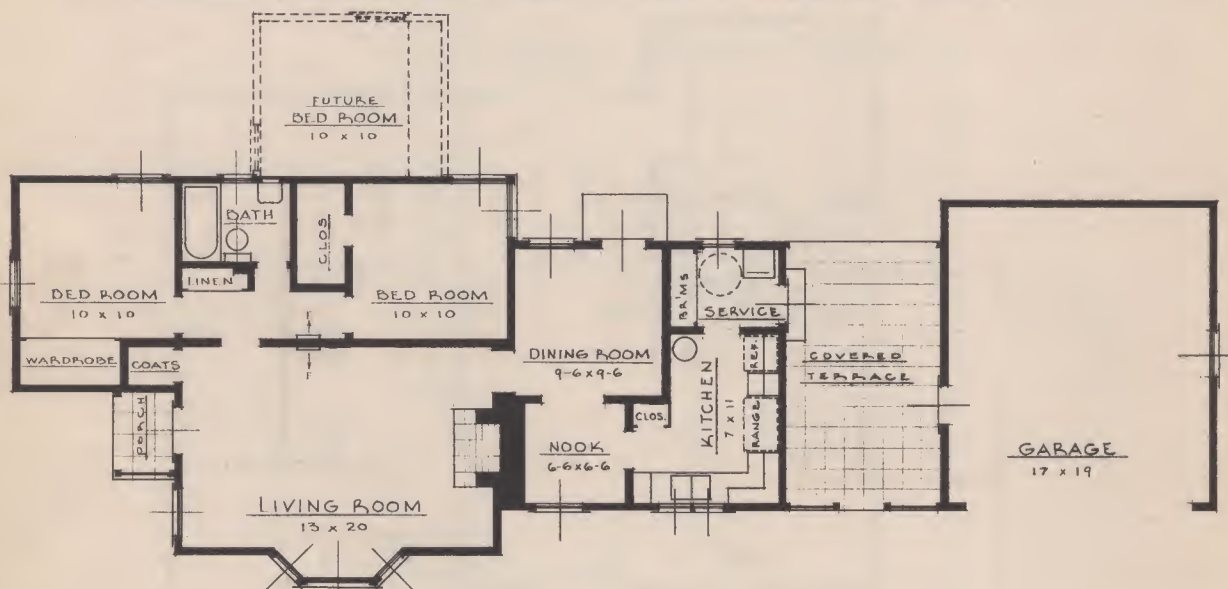


LIVABLE AREA 987 SQ. FT.

WOODLAND
PLAN NO. 17

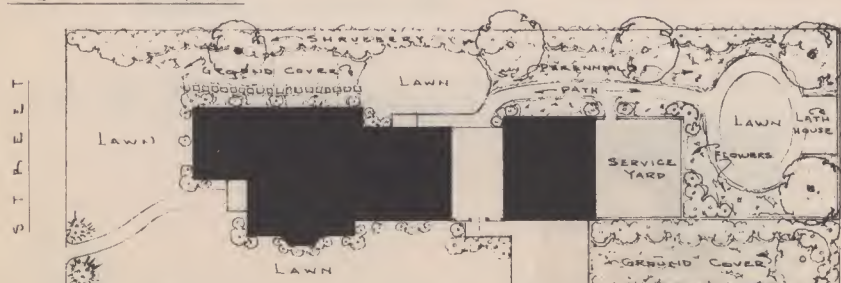


HOUSE WIDTH IS 24.5'. DESIGNED FOR A 50' CORNER LOT BUT WOULD FIT ON A 40' LOT. FACING FOR BAY WINDOW AND CHIMNEY IS OF NATIVE STONE OR BRICK. ROOFED-OVER TERRACE ATTACHES GARAGE TO HOUSE AND HAS A PLEASING ENTRANCE FROM STREET. FUTURE BEDROOM MAY BE ADDED BY CUTTING HALLWAY THRU CLOSET. IN ADDITION TO 2 BEDROOMS & A DINING ROOM, THERE IS ALSO A BREAKFAST NOOK.



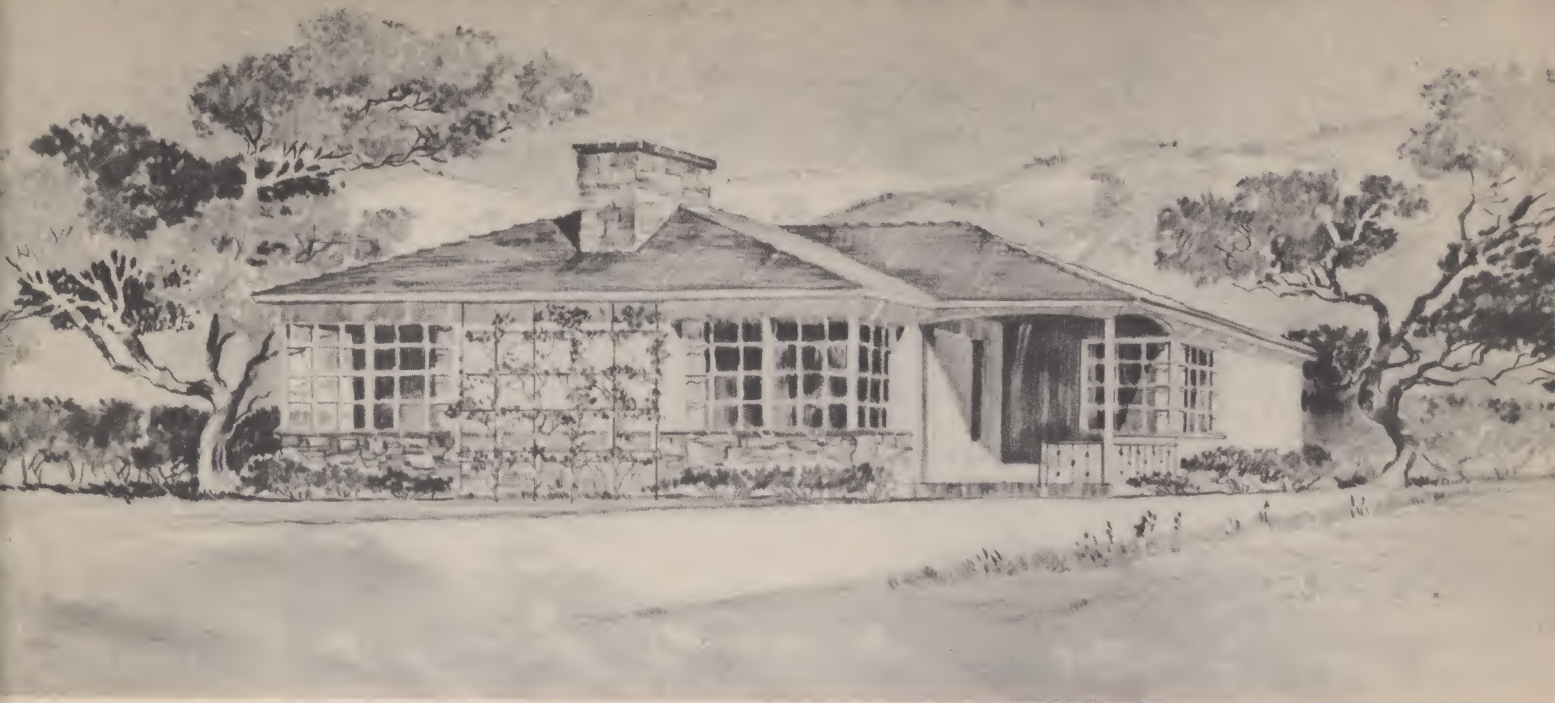
LIVABLE AREA 989 SQ. FT.

PLOT PLAN

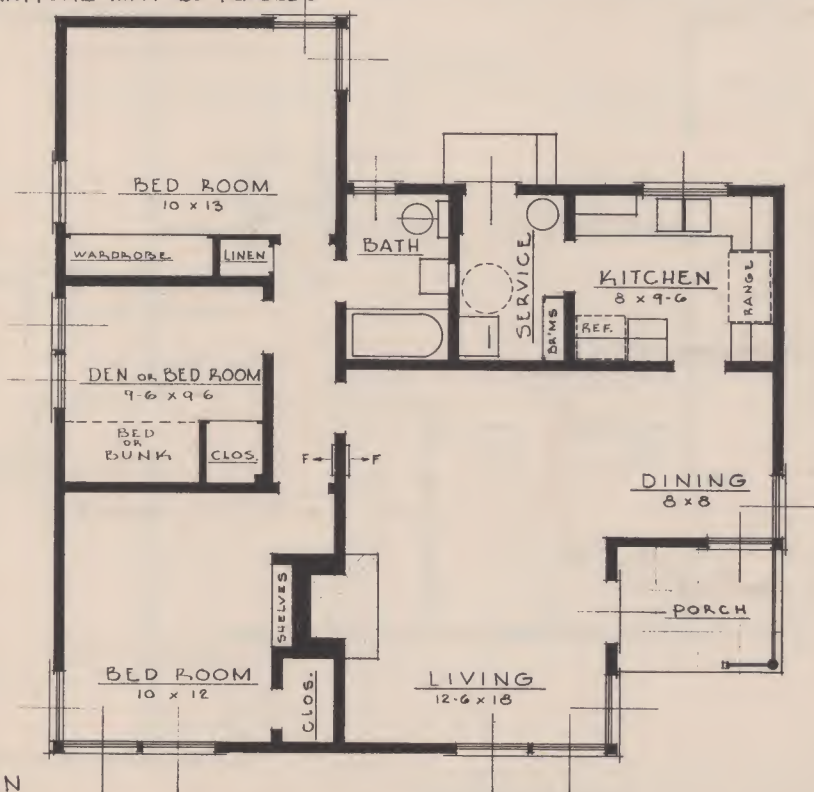


STREET

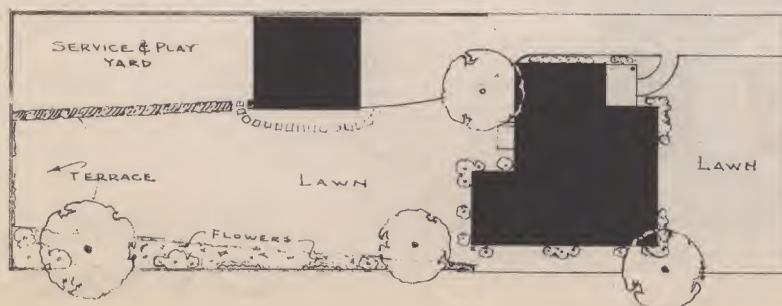
YORKTOWN
PLAN NO. 18



HOUSE WIDTH IS 35'-0" DESIGNED FOR A 50' LOT. HERE IS A COMPACT 3 BED ROOM HOME IN ONLY 995 SQ. FT. THE CENTER BED ROOM WOULD MAKE A FINE DEN, OR CHILD'S ROOM BY PLACING A BED OR BUNKS IN THE ALCOVE. AMPLE WINDOWS HAVE BEEN PROVIDED MAKING THIS A RATHER CHEERY HOME. NATIVE STONE OR BRICK MAY BE USED ACROSS FRONT OF HOUSE. PLOT SUGGESTS A PLAY YARD FOR THE CHILD AND A TERRACE WHERE GARDEN FURNITURE MAY BE PLACED.

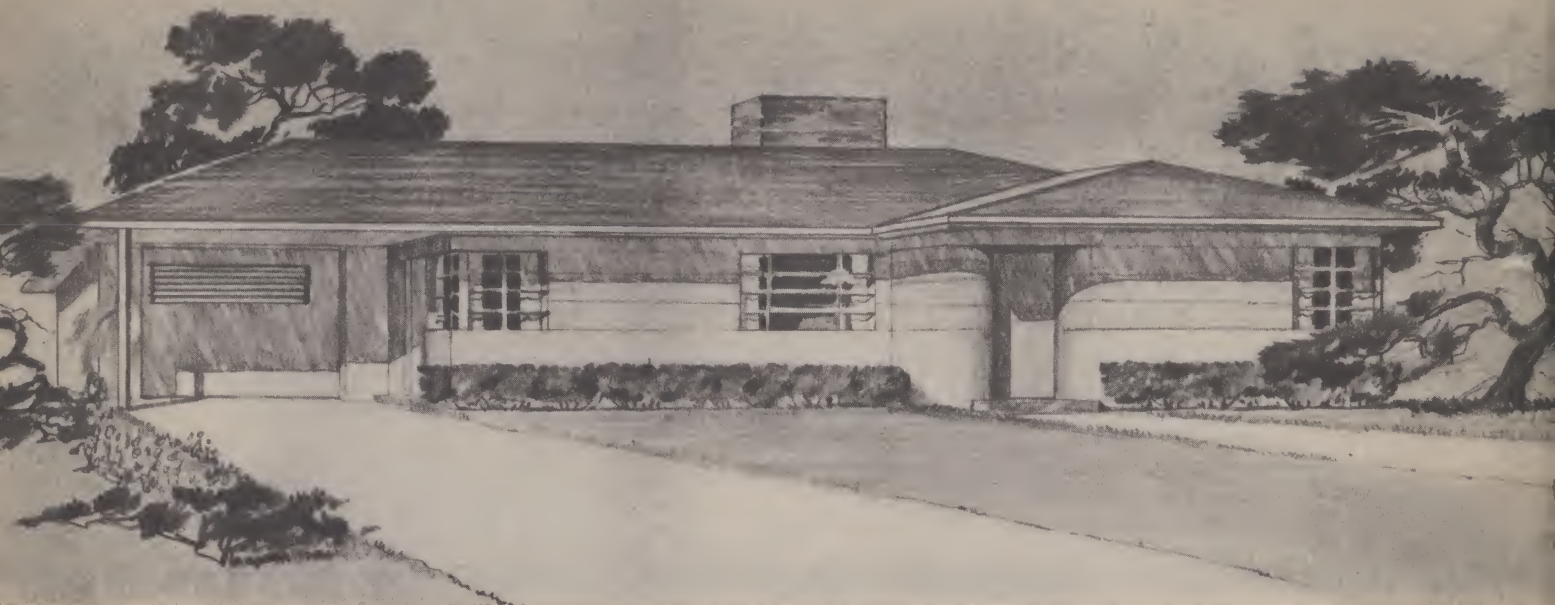


PLOT PLAN

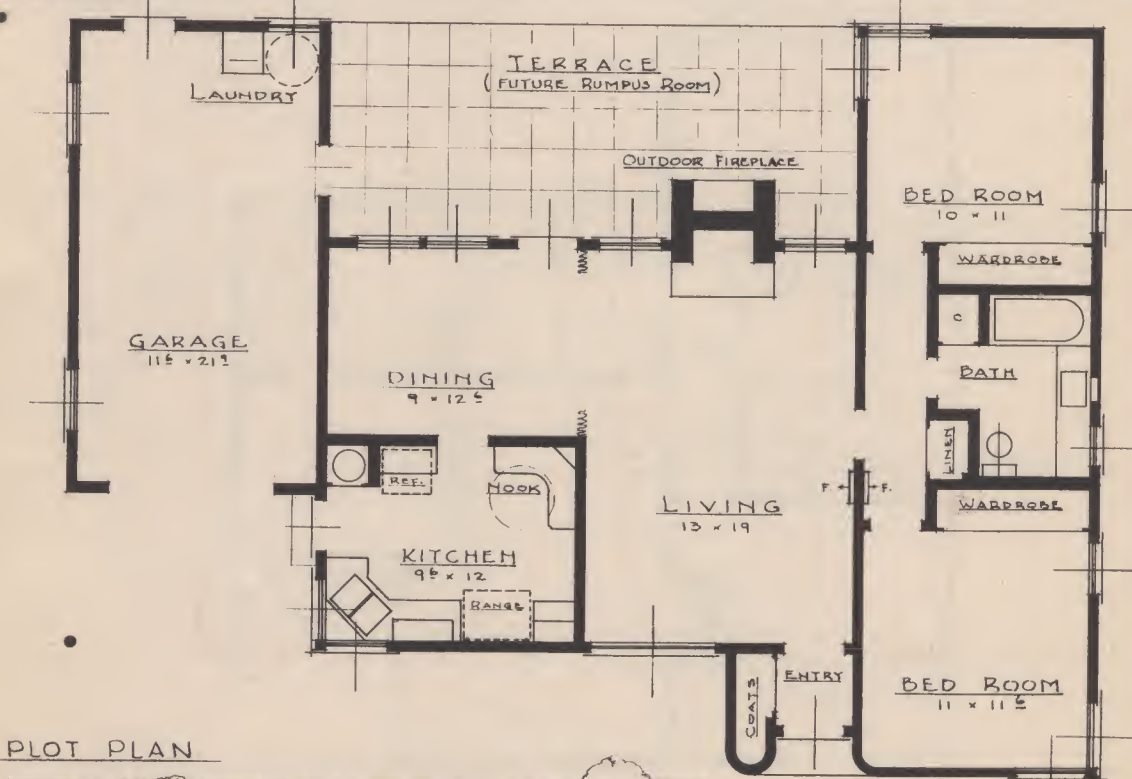


LIVABLE AREA 995 SQ. FT.

SIERRA
PLAN NO. 19

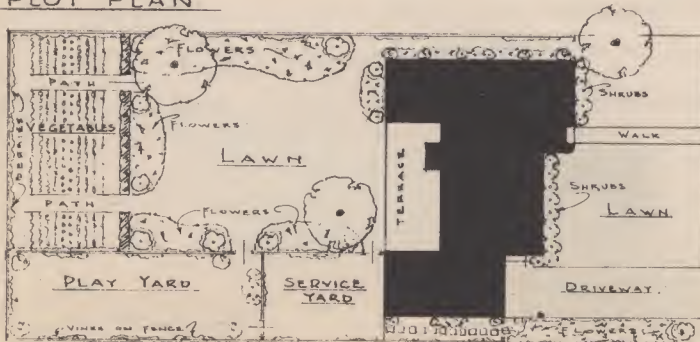


HOUSE WIDTH IS 50'-0" DESIGNED FOR A 60' OR LARGER LOT. THE LIVING-DINING AREA & WINDOW EXPANSE ARE THE FOCAL POINTS OF THIS HOME. WINDOWS COMMAND EXCELLENT VIEW OF REAR LAWN & FLOWER GARDENS. KITCHEN IS LARGE & HAS BUILT-IN NOOK ALONG WITH CORNER WINDOWS FOR SINK. BED ROOMS ARE ALSO LARGE & HAVE AMPLE WARDROBE SPACE. A RUMPUS ROOM CAN BE PLACED AT REAR OF LIVING ROOM IN THE FUTURE, USING EXISTING FIREPLACE.



LIVABLE AREA 995 SQ. FT.

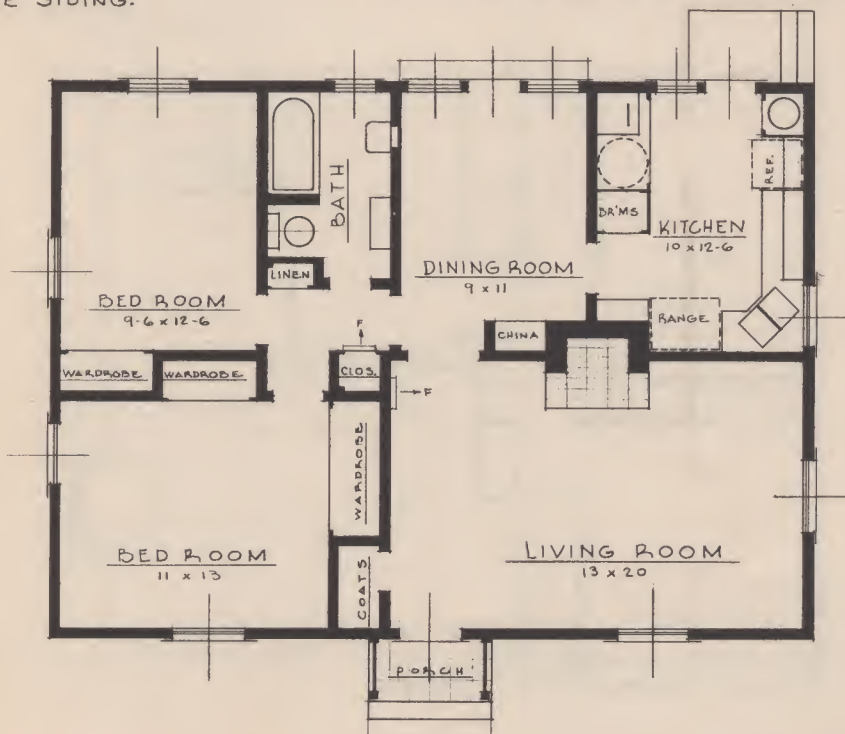
PLOT PLAN



TIARA
PLAN NO. 20

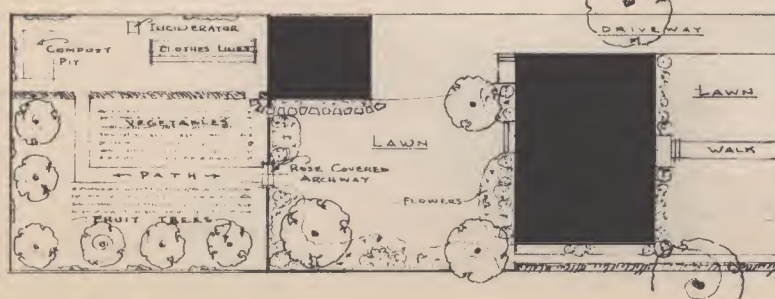


HOUSE WIDTH IS 37'-0", DESIGNED FOR A 50' OR LARGER LOT. THIS HOME HAS VERY NICE ROOM SIZES & PLENTY OF CLOSETS. THIS IS ALSO AN EXTREMELY ECONOMICAL HOUSE TO BUILD BEING RECTANGULAR IN SHAPE & THE MAJORITY OF PARTITIONS CARRY STRAIGHT THROUGH. MASTER BED ROOM HAS 2 LARGE INDIVIDUAL WARDROBES. BATH HAS A PARTIALLY CONCEALED TOILET. LAUNDRY IS INCORPORATED IN KITCHEN WITH TRAY & WASHING MACHINE ENCLOSED BEHIND FOLDING DOORS. EXTERIOR HAS BEEN DONE IN COLONIAL FASHION USING SHINGLE SIDING.



PLOT PLAN

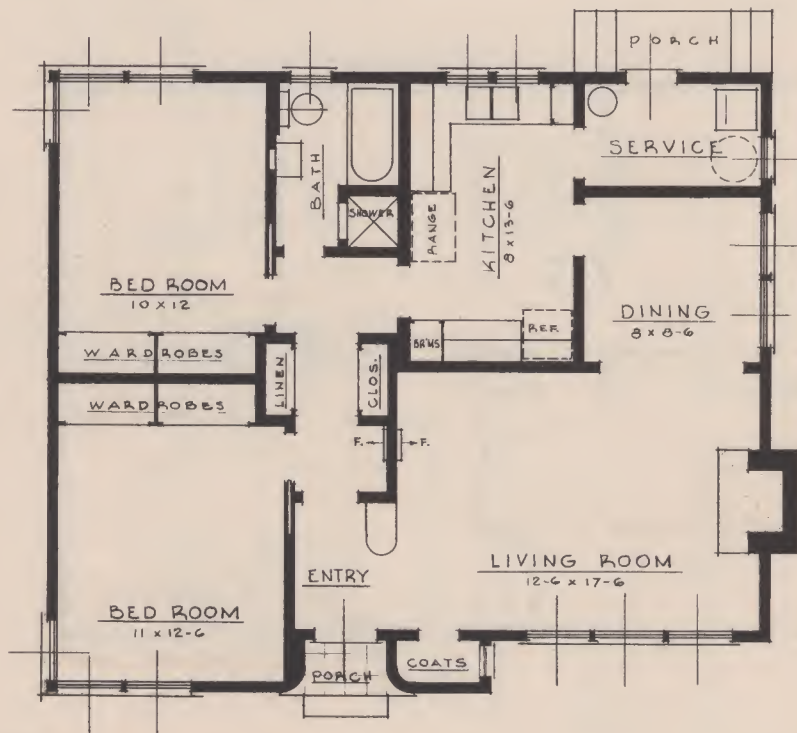
LIVABLE AREA 999 SQ.FT.



JAMESTOWN
PLAN NO. 21

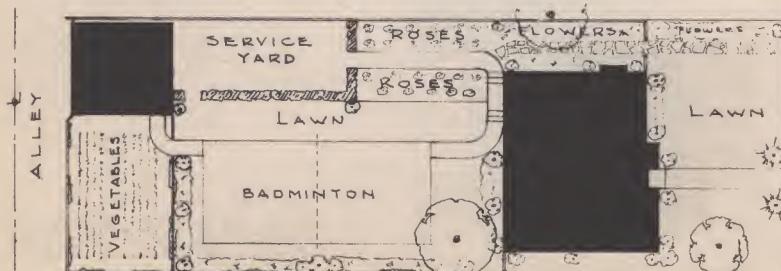


HOUSE WIDTH IS 35'. DESIGNED FOR A 50' OR LARGER LOT. NOTICE THE INDIVIDUAL WARDROBES IN BEDROOMS AND THE NUMBER OF CLOSETS. ALL ROOMS ARE VERY ACCESSIBLE FROM FRONT DOOR. LARGE WINDOW AREA IS PROVIDED FOR ALL ROOMS. SLIDING DOORS SAVE WALL SPACE. BOTH STALL SHOWER AND TUB IN BATHROOM. BADMINTON COURT IS SUGGESTED IN REAR YARD.



PLOT PLAN

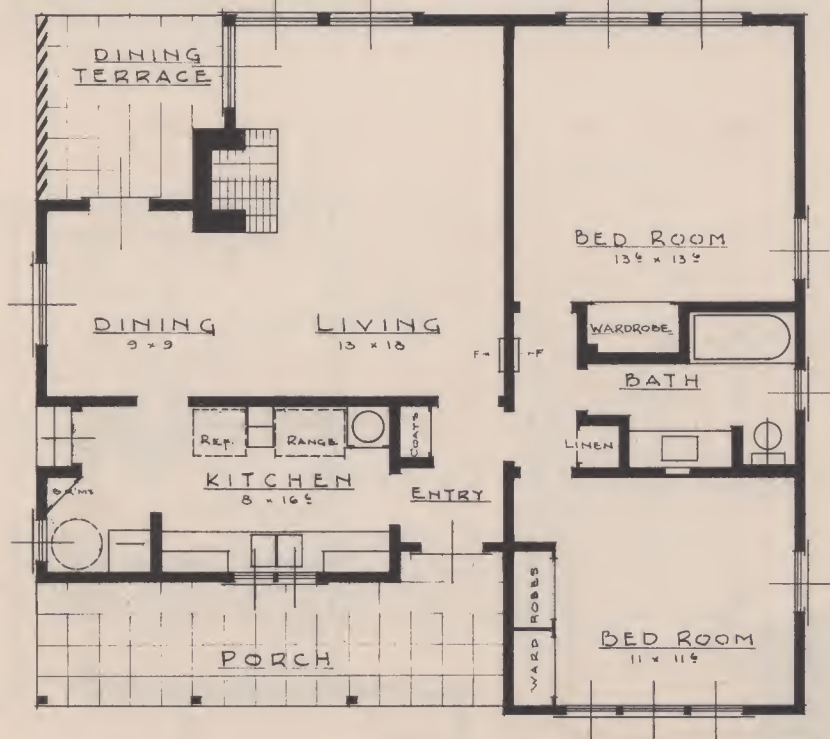
LIVABLE AREA 1005 SQ. FT.



NEWPORT
PLAN NO.22

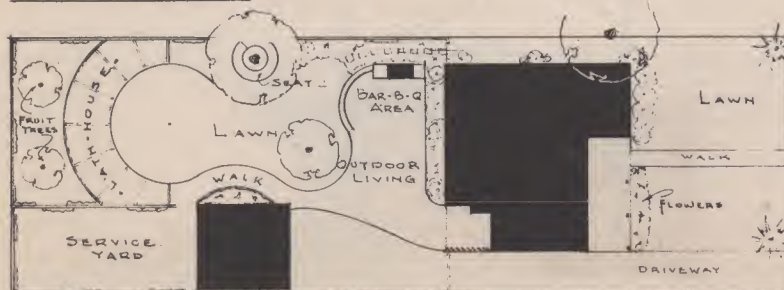


HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. A SEMI-MODERN RANCH HOUSE. BED ROOMS ARE LARGE - MASTER BEDROOM BEING EXCEPTIONALLY SO. ENTRY LEADS DIRECTLY TO LIVING ROOM AS WELL AS BEDROOMS OR KITCHEN. SERVICE IS COMBINED WITH KITCHEN AND SCREENED FROM VIEW BY A STUD WALL. BATH HAS TILED-IN LAVATORY.



LIVABLE AREA - 1008 SQ. FT.

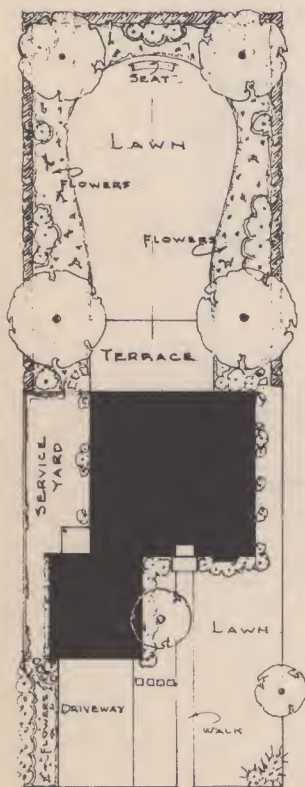
PLOT PLAN



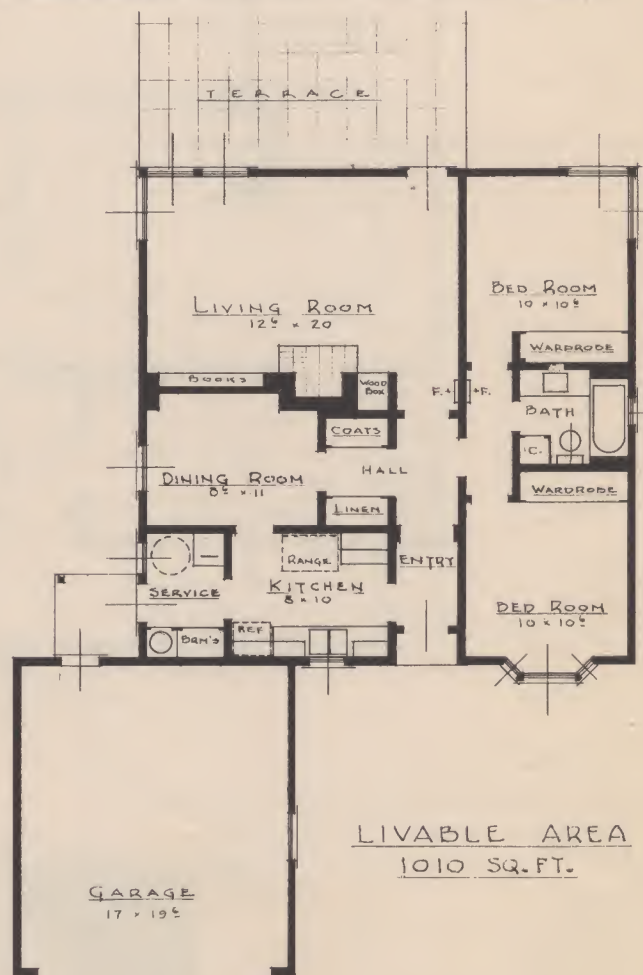
BEVERLY GLEN
PLAN NO. 23



HOUSE WIDTH IS 40'-0" DESIGNED FOR A 50' OR LARGER LOT. LIVING ROOM IS IN BACK OF HOUSE AWAY FROM STREET NOISES & LOOKS OUT ONTO A WELL PLANNED GARDEN. LIVING ROOM DOES NOT HAVE TO BEAR CONSTANT TRAFFIC—HAS BUILT-IN BOOK SHELVES AND WOOD BOX. SERVICE YARD IS CONVENIENT TO LAUNDRY. GARAGE IS HANDY TO KITCHEN SO THAT GROCERIES ETC. MAY EASILY BE BROUGHT INTO HOUSE. CIRCULATION IS GOOD TO ALL ROOMS.



PLOT PLAN



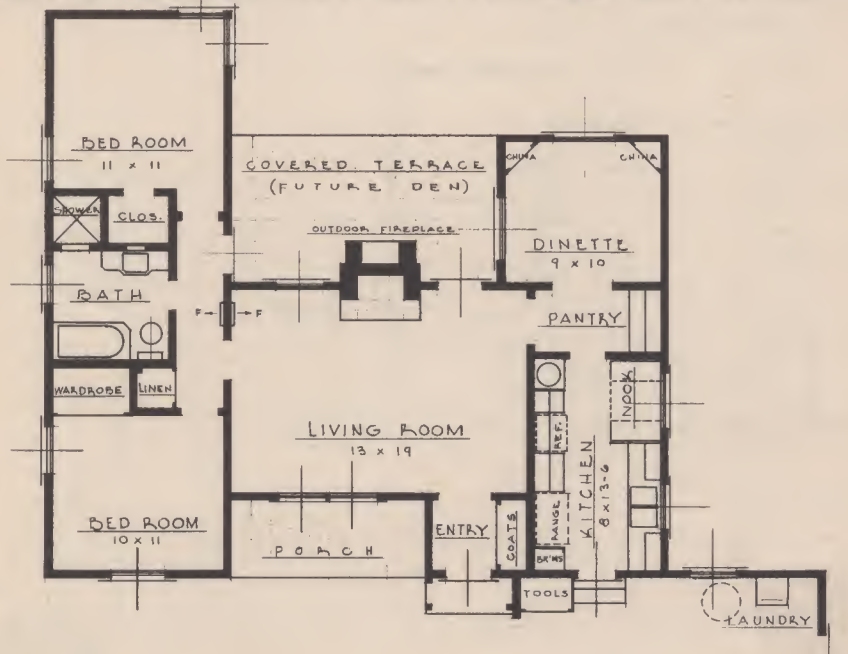
LIVABLE AREA
1010 SQ. FT.

GARAGE
17 x 19

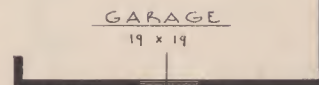
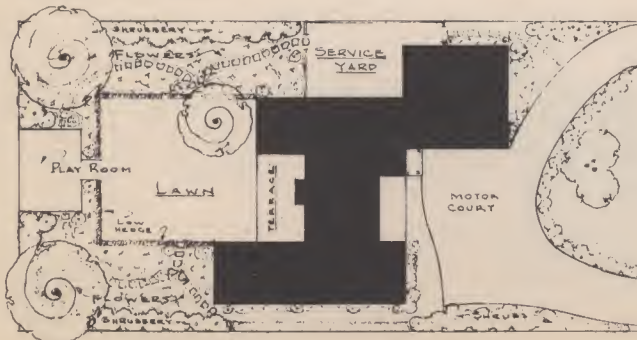
ELMDALE
PLAN NO. 24



HOUSE WIDTH IS 50'-0" DESIGNED FOR A 60' OR LARGER LOT. THIS CALIFORNIA RANCH HOUSE FEATURES THE LIVING ROOM OPENING ONTO COVERED TERRACE & HAS A MOTOR COURT ENTRANCE. THE COVERED TERRACE IS DESIGNED FOR A FUTURE DEN & HAS FIREPLACE FOR THAT PURPOSE. DINETTE IS SEPARATED FROM KITCHEN BY A PASS PANTRY. KITCHEN IS LAID OUT CONVENIENTLY & HAS BREAKFAST NOOK. LAUNDRY IS IN GARAGE WHICH IS ACCESSABLE TO KITCHEN. BATH INCLUDES STALL SHOWER.



PLOT PLAN

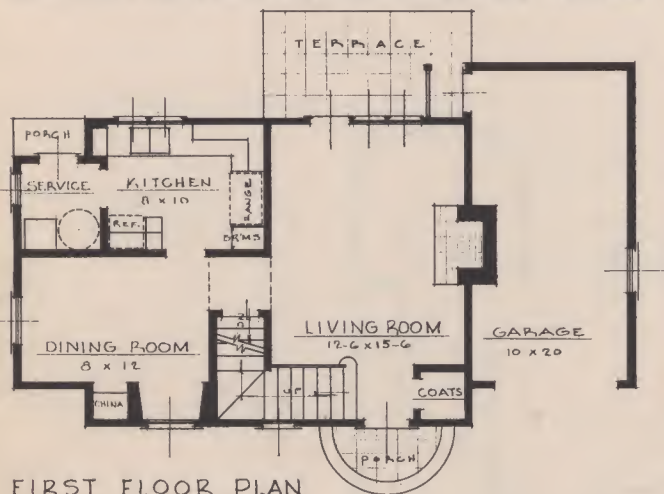


LIVABLE AREA 1013 SQ. FT.

CARMELITA
PLAN NO. 25

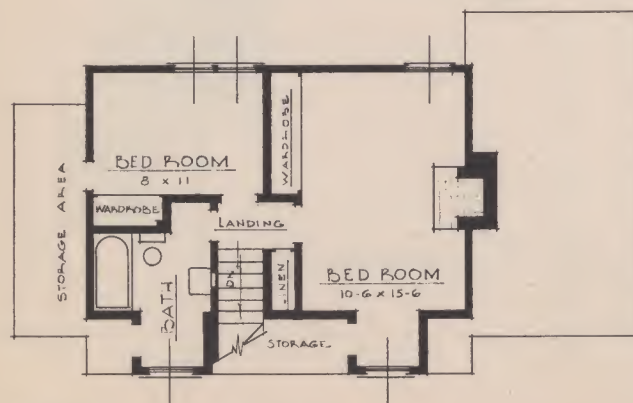


HOUSE WIDTH IS 40'-0" DESIGNED FOR A 50' OR LARGER LOT. AN ATTACHED GARAGE 2 BED ROOM 2 STORY HOME OF COLONIAL DESIGN. THIS PLAN WAS DESIGNED TO GIVE THE UT-MOST LIVING SPACE IN A SMALL 2 STORY HOUSE, KEEPING IN MIND A 1025 SQ. FT. LIMIT. THERE IS NO HALL SPACE EXCEPT A SMALL LANDING AT HEAD OF STAIRS. PARTIAL BASEMENT IS PROVIDED FOR FURNACE, WATER HEATER & FRUIT STORAGE SPACE. AMPLE STORAGE AREA IS AVAILABLE FOR UPSTAIRS ROOMS. FIREPLACE UPSTAIRS IS OPTIONAL.

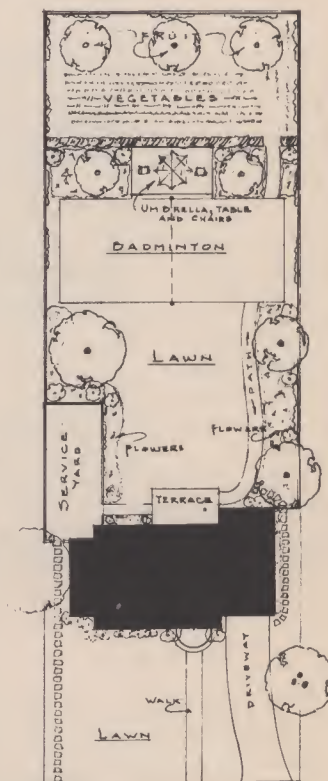


FIRST FLOOR PLAN

LIVABLE AREA 1015 SQ. FT.

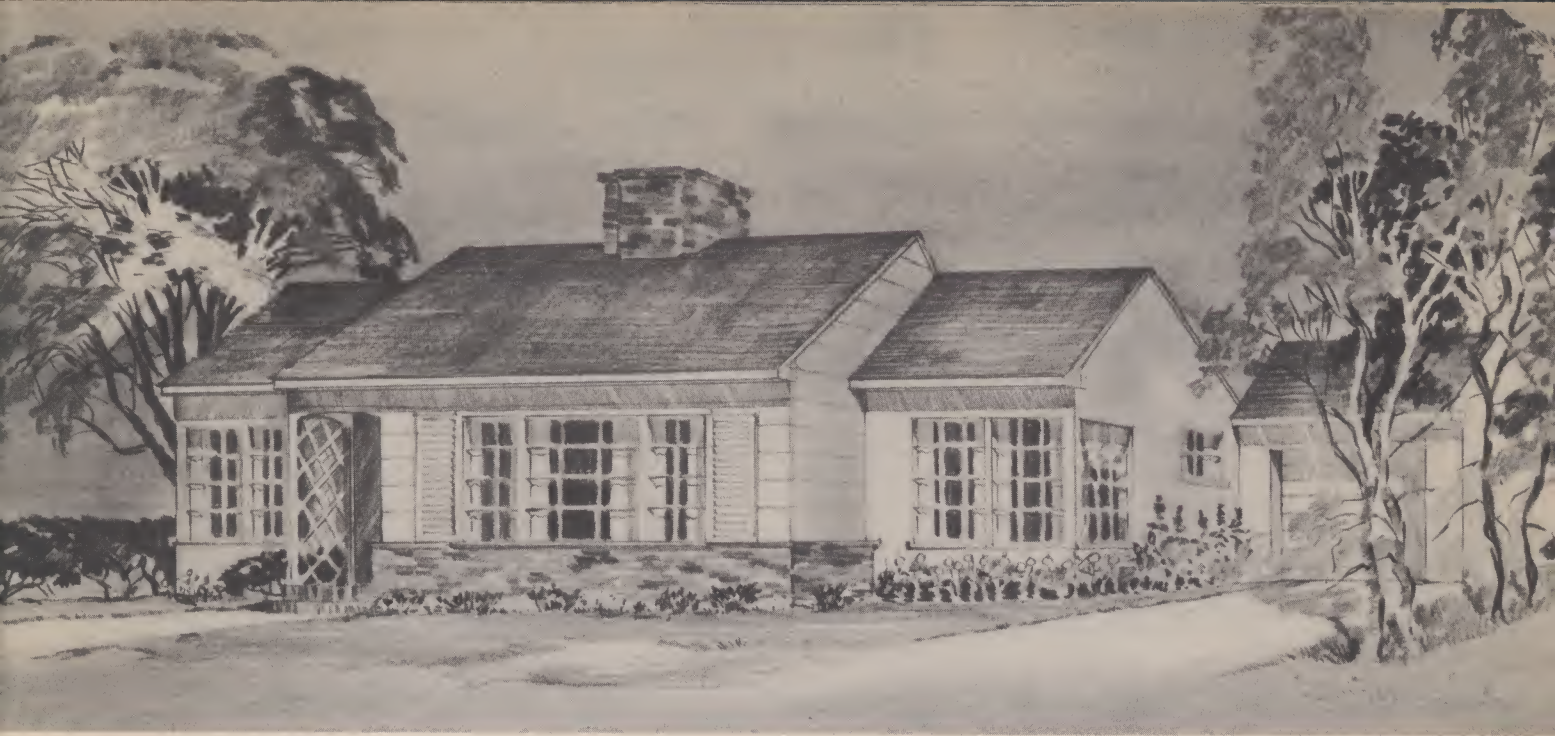


SECOND FLOOR PLAN

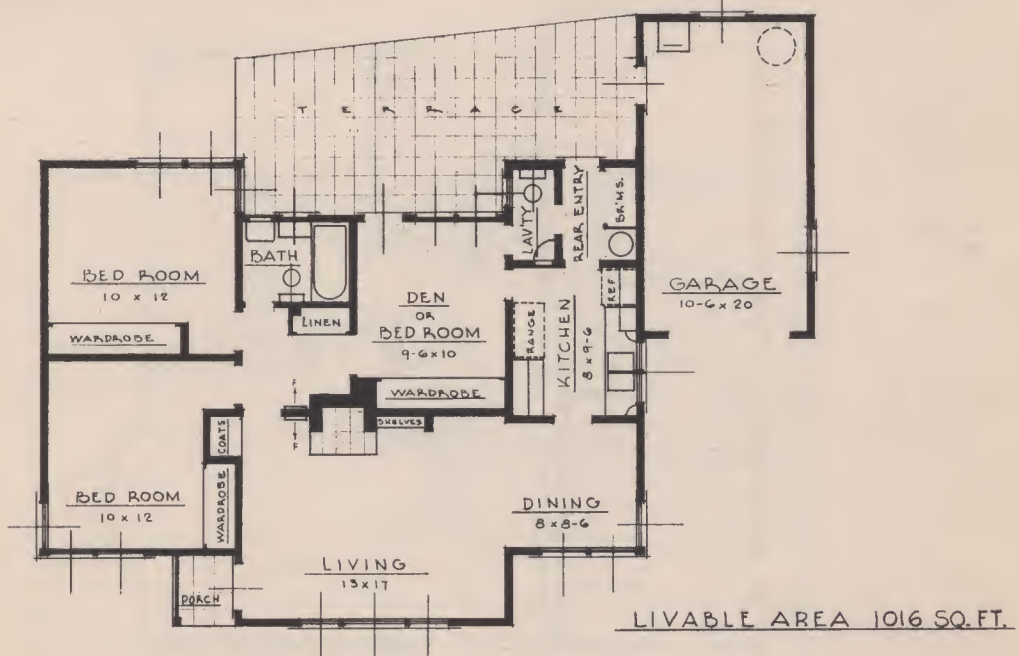


PLOT PLAN

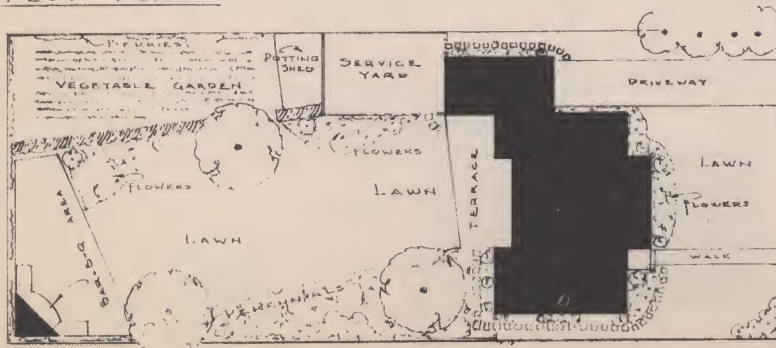
WESTCHESTER
PLAN NO. 26



HOUSE WIDTH IS 50'. DESIGNED FOR A 60' OR LARGER LOT. THIS PLAN FEATURES A MINIMUM OF HALL SPACE PERMITTING 2 BEDROOMS & A DEN OR 3 BEDROOMS IN ONLY 1016 SQ. FT. THE DEN OPENS OUT ONTO A LARGE TERRACE & THERE IS A LAVATORY OFF OF SERVICE SIDE OF HOUSE, MAKING DEN AN IDEAL THIRD BEDROOM. LAUNDRY HAS BEEN PLACED IN REAR OF GARAGE ALLOWING A LARGE BROOM CLOSET OR STORAGE CABINET IN REAR ENTRY.



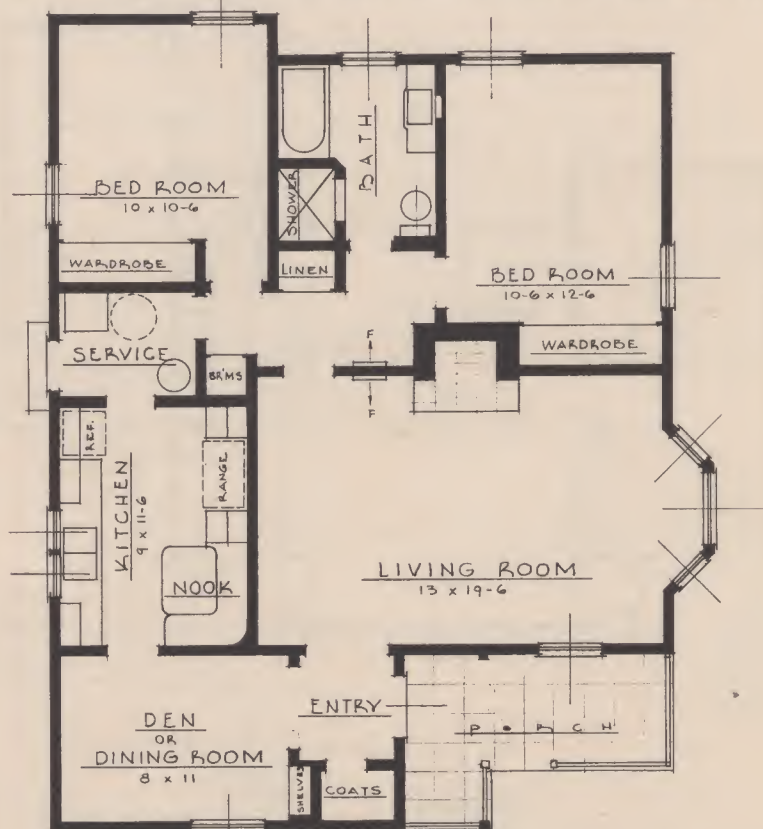
PLOT PLAN



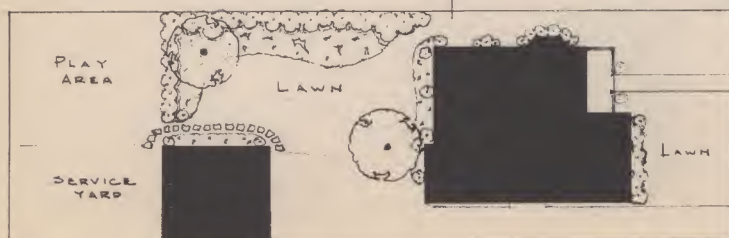
GREENVILLE
PLAN NO. 27



HOUSE WIDTH IS 32'-0". DESIGNED FOR A 45' OR LARGER LOT. THIS PLAN HAS A WELL DESIGN ED KITCHEN WITH WORK SPACE ON EITHER SIDE OF RANGE AND A BUILT-IN NOOK. DINING ROOM CAN BE USED AS A DEN IF DESIRED. BATH HAS BOTH STALL SHOWER AND TUB, ALSO TILED-IN LAVATORY. NICE ENTRY HALL LEADS TO LIVING ROOM WITH LARGE BAY WINDOW. SHOULD DINING ROOM BECOME DEN, LOUVRE DOORS WOULD CLOSE IT OFF FROM REST OF HOUSE.

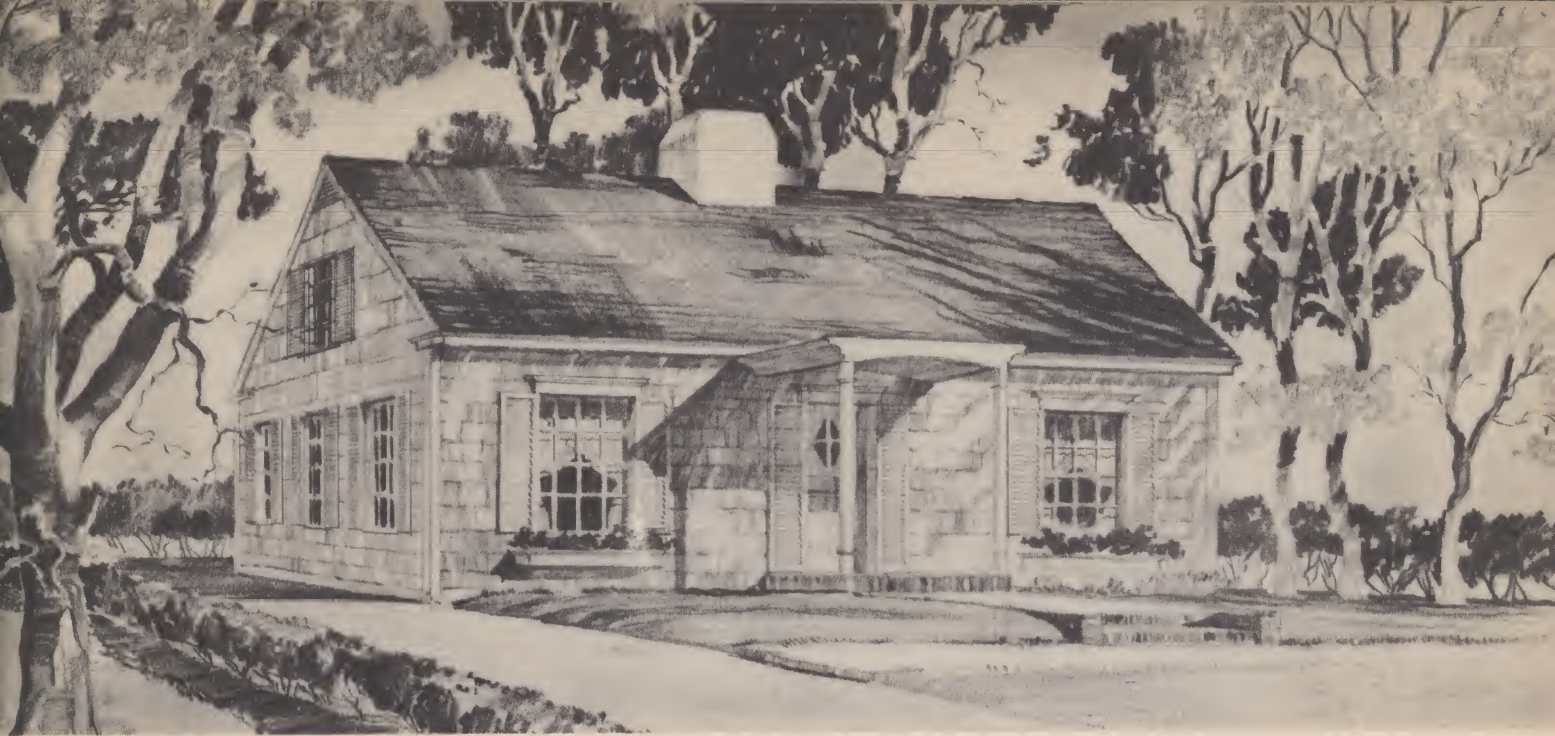


PLOT PLAN

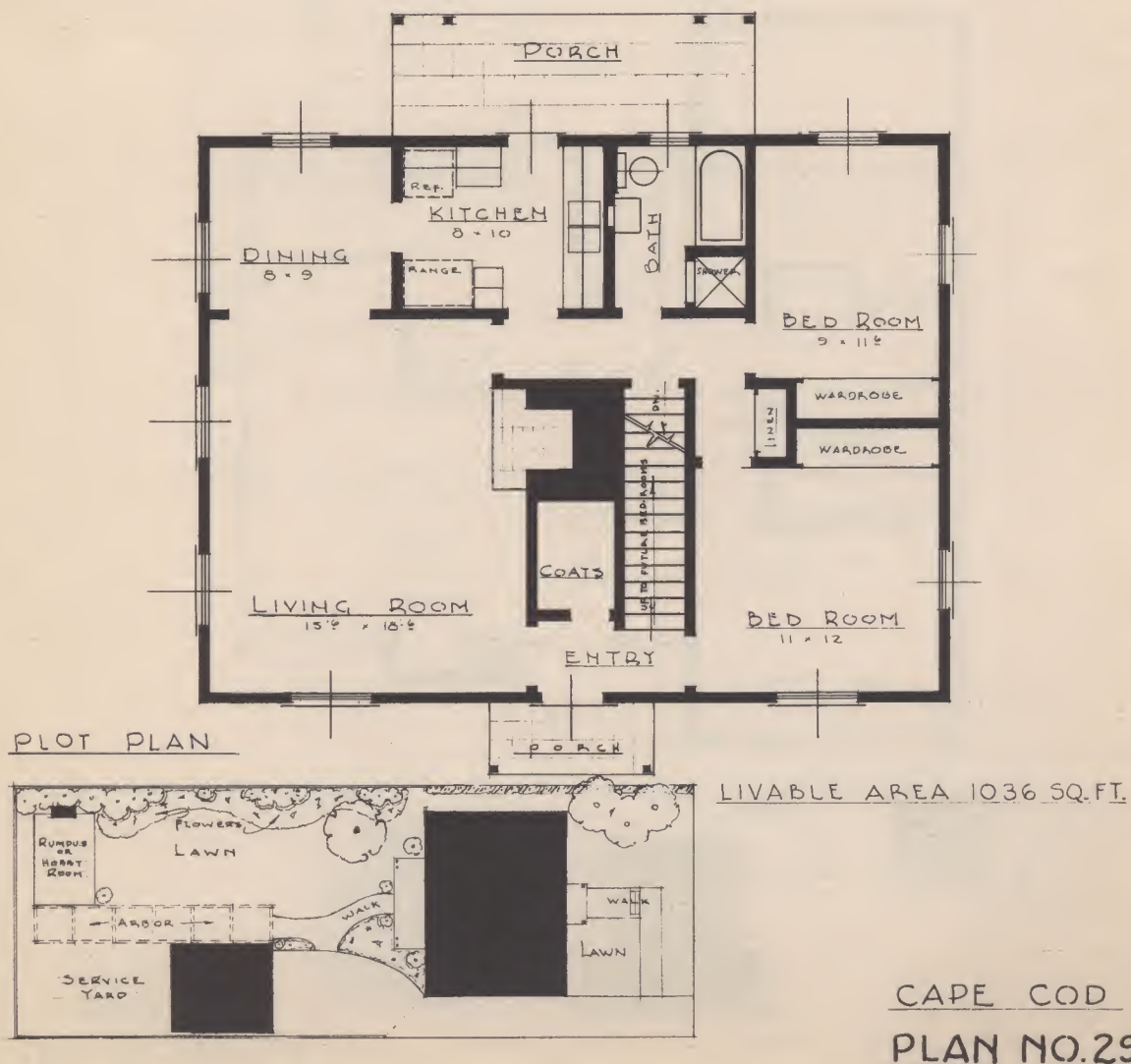


LIVABLE AREA 1036 SQ. FT.

RIVERSIDE
PLAN NO. 28

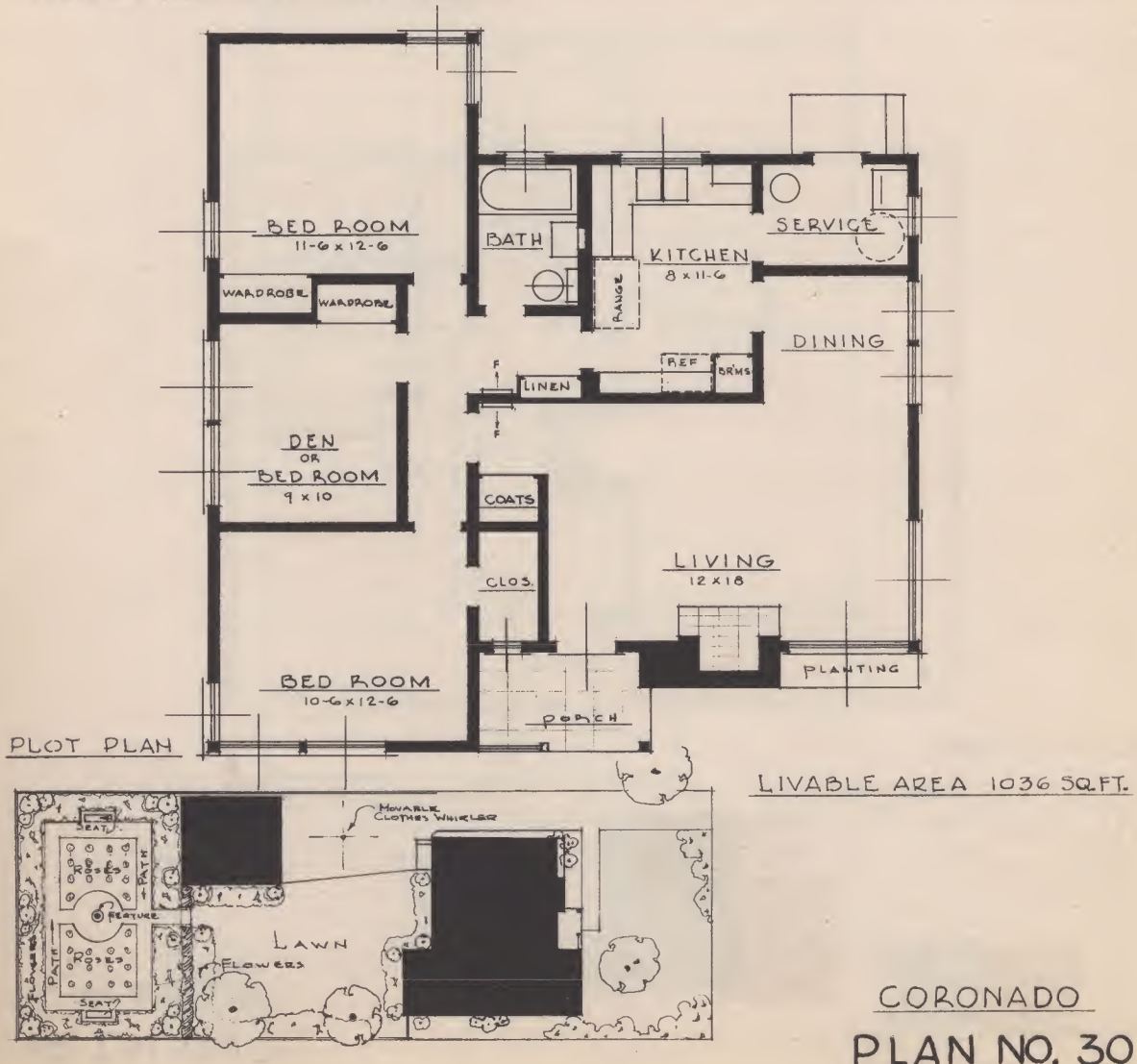


HOUSE WIDTH IS 37'. DESIGNED FOR A 50' OR LARGER LOT. THIS SMALL CAPE-COD HOME IS DESIGNED TO GROW WITH THE FAMILY. UPSTAIRS ROOMS ARE TO BE FINISHED AT A FUTURE DATE - MEANWHILE USED FOR STORAGE. PLUMBING IS BACKED UP FOR ECONOMY. DESIGNED WITH A PARTIAL BASEMENT IF DESIRED. SUGGESTED ARBOR LEADS TO SERVICE YARD. SHINGLE SIDING ADDS CHARM TO EXTERIOR.



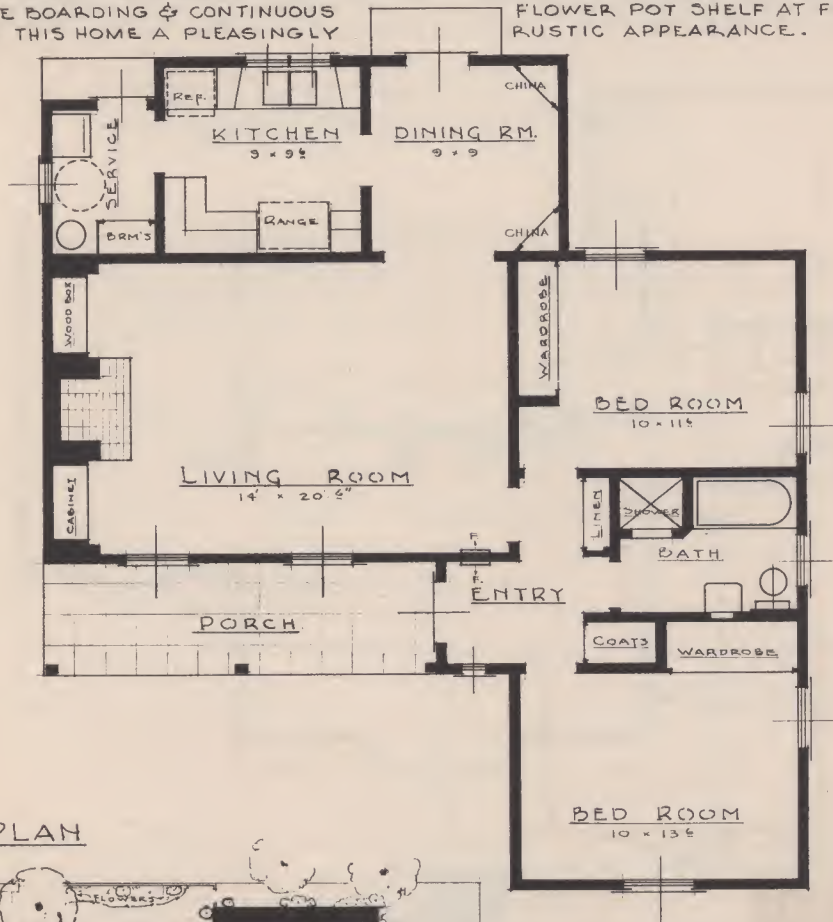


HOUSE WIDTH IS 35'-6" DESIGNED FOR A 50' OR LARGER LOT. THIS PLAN HAS 3 BED ROOMS IN ONLY 1036 SQ.-FT. CENTER BED ROOM IS ADAPTABLE FOR DEN OR A CHILD'S ROOM. THIS HOUSE IS ECONOMICALLY ARRANGED, PLUMBING IN BATH & KITCHEN IS COMPACT-A MONEY SAVER. LARGE CORNER WINDOWS ARE ALSO FEATURED IN THIS HOME. A FORMAL ROSE GARDEN IS SUGGESTED FOR THE LANDSCAPE PLAN AS SHOWN ON PLOT BELOW.



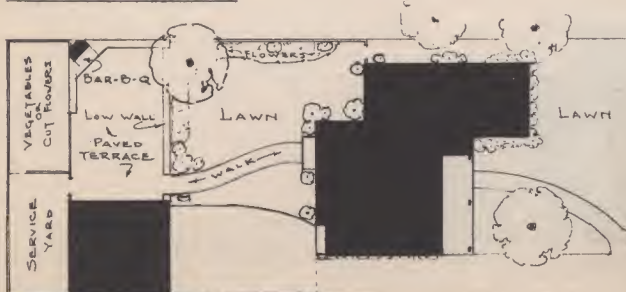


HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. A TYPICAL CALIFORNIA FARM HOUSE. THIS HOME HAS A LARGE LIVING ROOM WITH 2 BED ROOMS & ENTRY HALL. THE DINING ROOM OPENS ONTO REAR LAWN & PATH TO GARDENS. IN THE LIVING ROOM THERE IS A WOOD BOX OPENING TO OUTSIDE & A CABINET WITH BOOK SHELVES ABOVE. THE BOARDING & CONTINUOUS ROOM GIVE THIS HOME A PLEASINGLY RUSTIC APPEARANCE.



LIVABLE AREA 1038 SQ. FT.

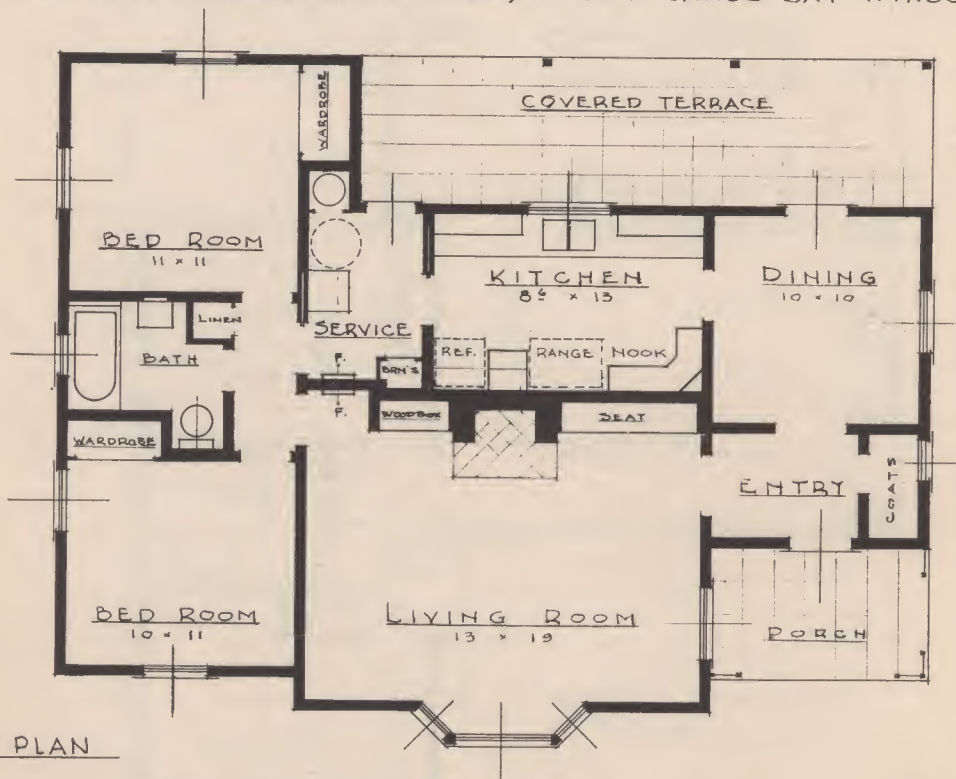
PLOT PLAN



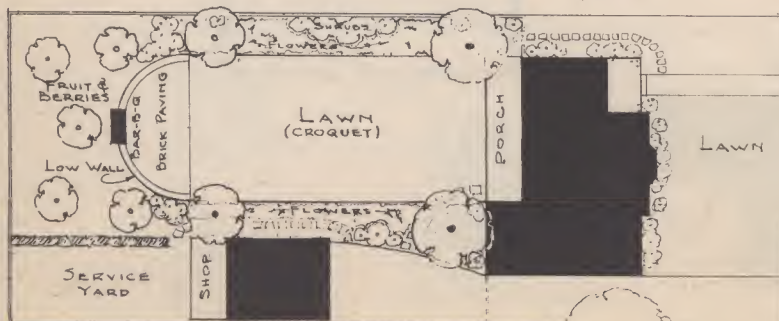
CALIFORNIAN
PLAN NO. 31



HOUSE WIDTH IS 42'-0" DESIGNED FOR A 60' OR LARGER LOT. THIS PLAN FEATURES EXCELLENT CIRCULATION WITH ENTRY HALL. DINING ROOM OPENS OUT ONTO A TERRACE GIVING A PLEASING VIEW OF THE GARDEN. KITCHEN HAS LARGE CABINET AREAS & BUILT-IN NOOK. LIVING ROOM FEATURES WOOD BOX & HINGED-TOP SEAT WITH STORAGE SPACE UNDER, ALSO A LARGE BAY WINDOW.



PLOT PLAN

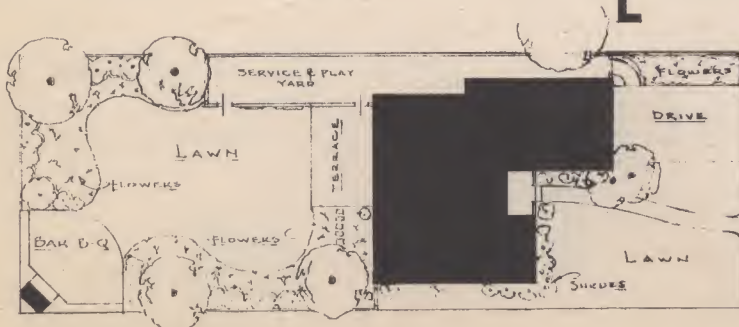
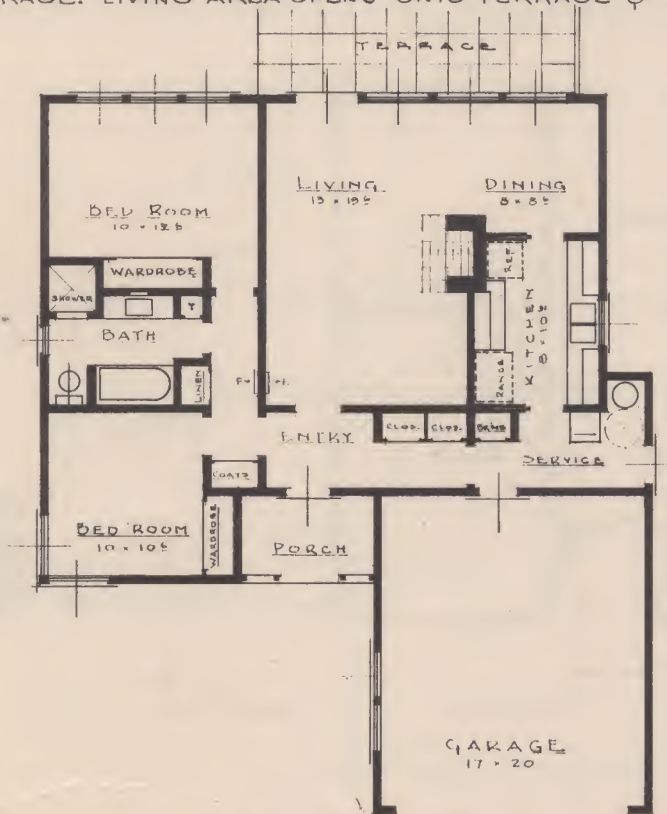


LIVABLE AREA 1039 SQ.FT.

BEACHWOOD
PLAN NO.32.



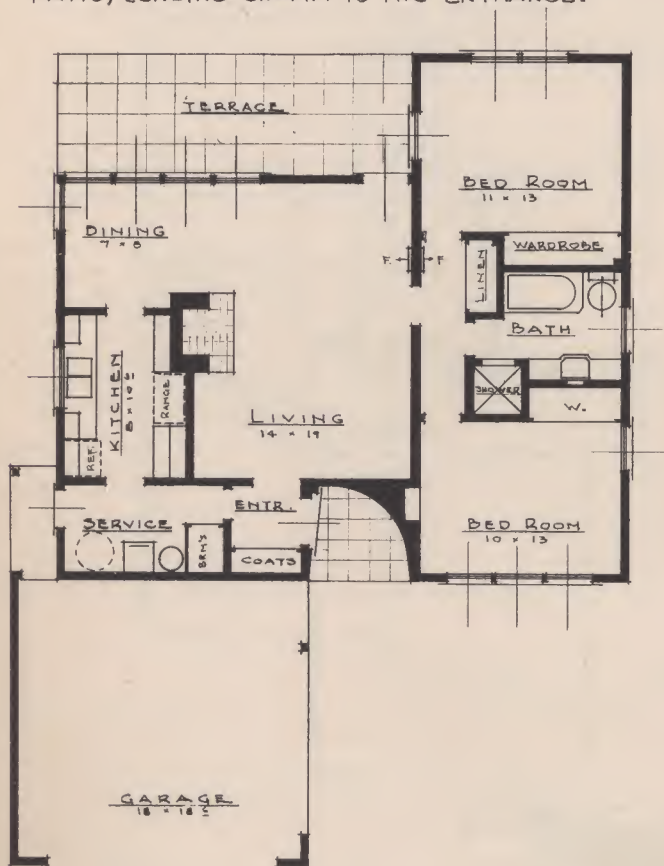
HOUSE WIDTH IS 39'-6" DESIGNED FOR A 50' OR LARGER LOT. A VERY ECONOMICAL HOUSE TO BUILD, RECTANGULAR AND COMPACT. THE BATH FEATURES A RECESSED TUB WITH PARTIALLY CONCEALED TOILET, STALL SHOWER & TILED-IN LAVATORY. CIRCULATION IS GOOD, ENTRY HALL LEADS EITHER TO BED ROOMS, LIVING & DINING, OR KITCHEN SERVICE & GARAGE. LIVING AREA OPENS ONTO TERRACE & LAWN.



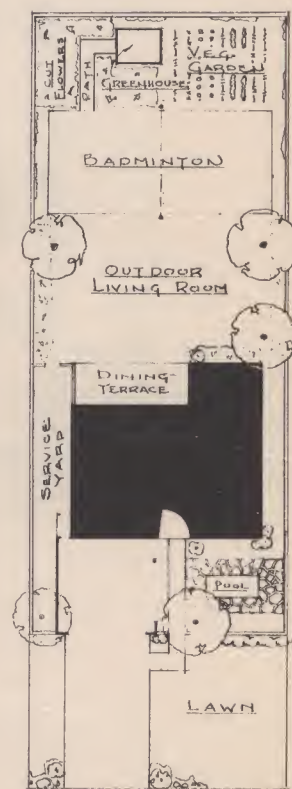
PALO VERDE
PLAN NO. 33



HOUSE WIDTH IS 40'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS IS THE HOME FOR THOSE WHO DESIRE SECLUSION. WITH THIS HOME YOU MAY ACTUALLY LIVE FROM LOT LINE TO LOT LINE. GARAGE HAS BEEN PLACED IN FRONT SO AS TO LEAVE REAR YARD FREE FOR DEVELOPMENT SUCH AS SUGGESTED. FOR THOSE WHO HAVE FLOWERS AS A HOBBY, A SMALL GREENHOUSE MAY BE PURCHASED FOR ABOUT \$150.00. THIS OF COURSE MAY BE DONE AT A LATTER DATE. SMALL POOL MAY BE PLACED IN THE FRONT PATIO, LENDING CHARM TO THE ENTRANCE.

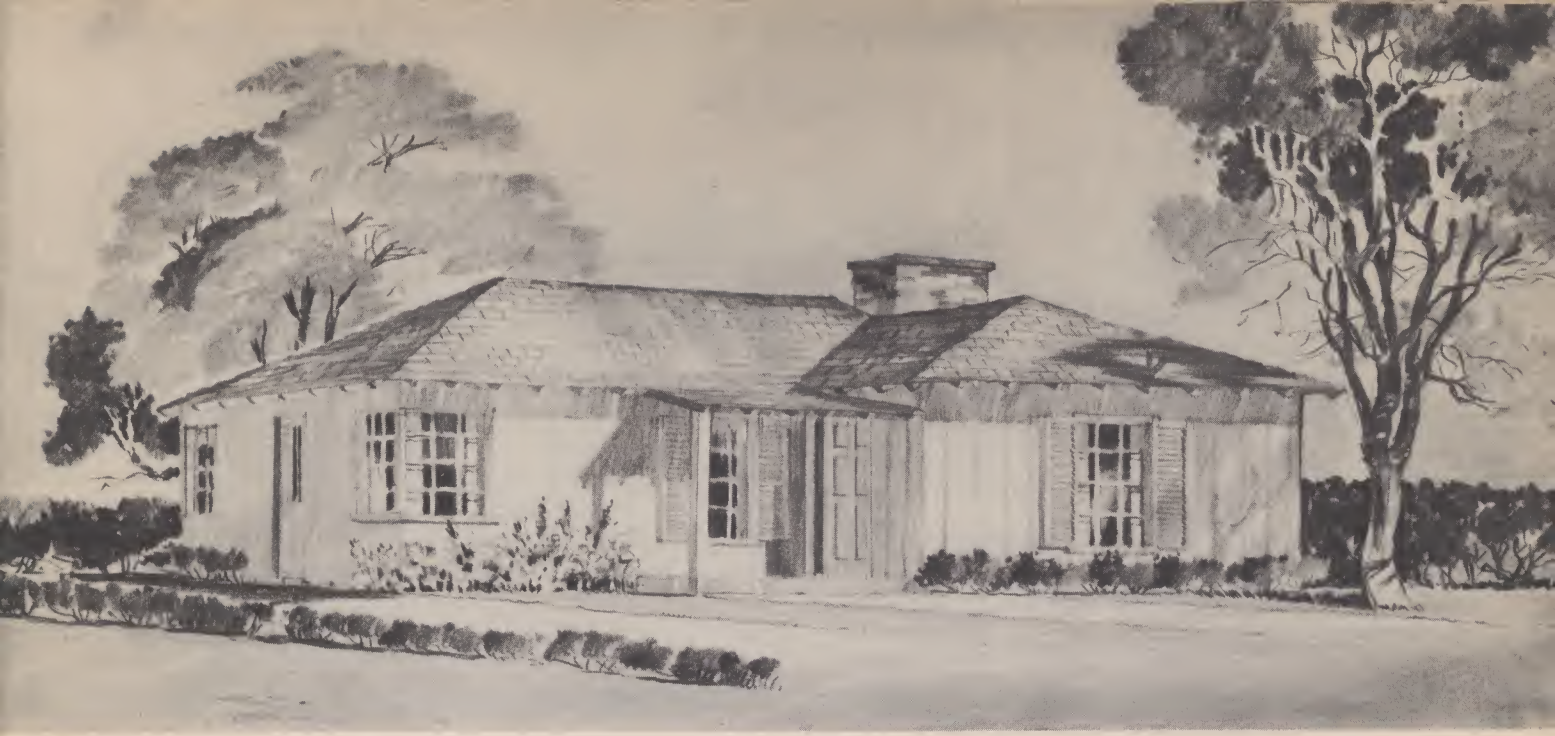


LIVABLE AREA 1045 SQ. FT.

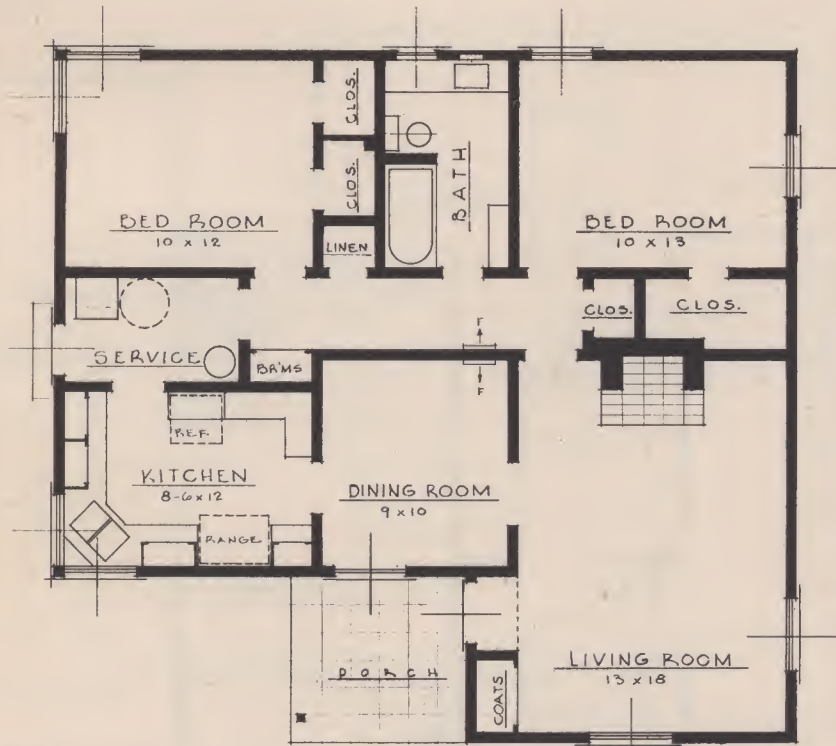


PLOT PLAN

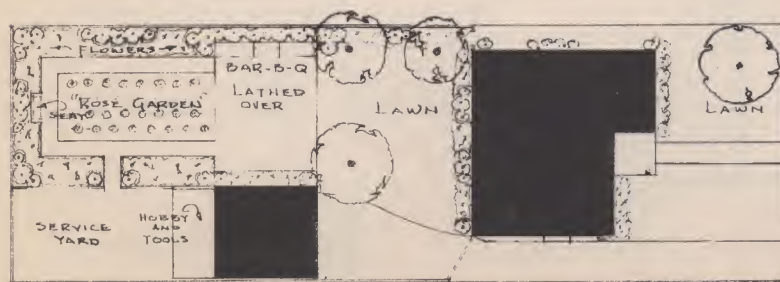
CARMEL
PLAN NO. 34



HOUSE WIDTH IS 36'. DESIGNED FOR A 50' OR LARGER LOT. THIS PLAN HAS A CORNER SINK AND LARGE CABINET AREA IN THE KITCHEN, AS WELL AS A NOOK. THERE IS LOTS OF CLOSET SPACE IN THIS PLAN. LARGE TILED-IN LAVATORY IN BATH WITH PLENTY OF STORAGE SPACE. CIRCULATION TO ALL ROOMS IS GOOD. COMBINATION WOOD-STUCCO EXTERIOR IS ATTRACTIVE. PLOT PLAN HAS SUGGESTED LATHED-OVER BAR-B-Q AND A ROSE GARDEN.



PLOT PLAN

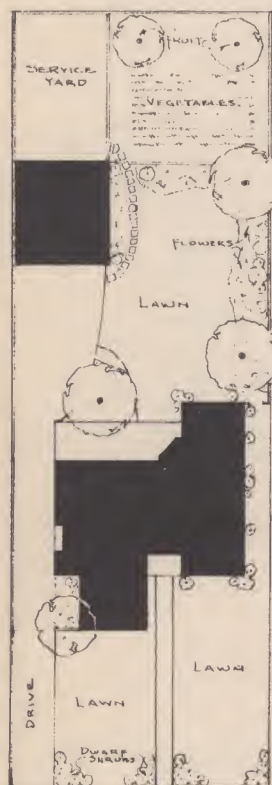


LIVABLE AREA 1046 SQ. FT.

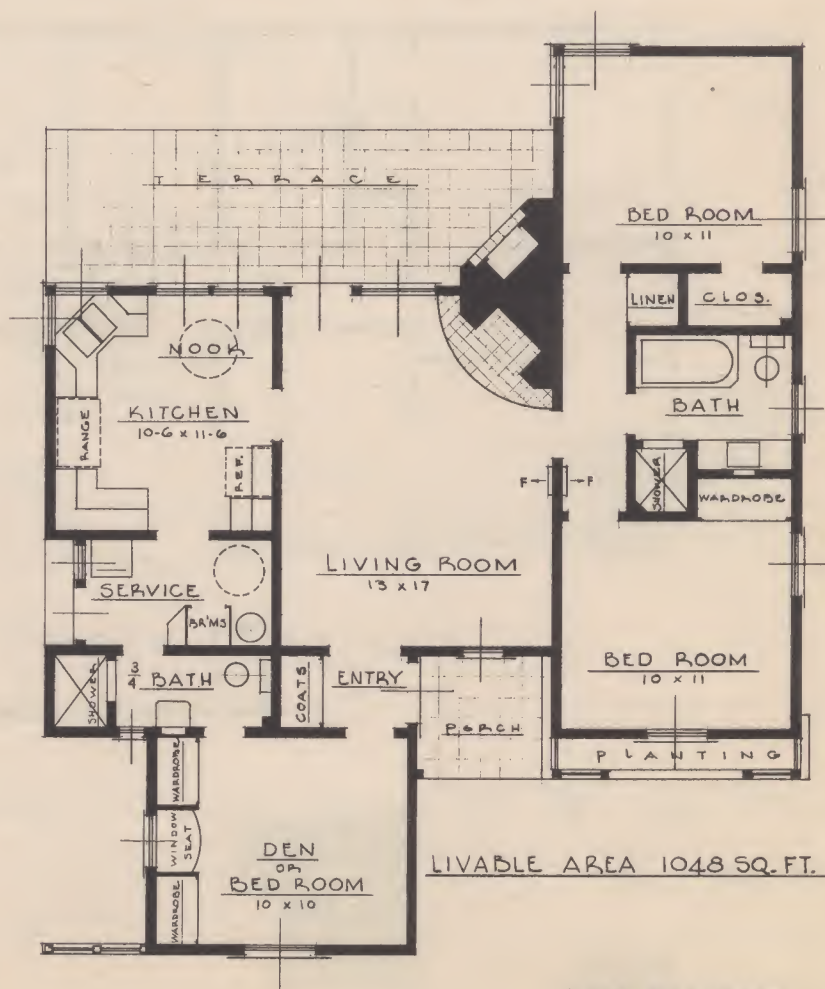
ENCINO
PLAN NO. 35



HOUSE WIDTH IS 36.5'. DESIGNED FOR A 50' OR LARGER LOT. A 3 BEDROOM OR 2 BEDROOM AND DEN HOME WITH MANY FEATURES SUCH AS: NICE ENTRY HALL AND COAT CLOSET; 3/4 BATH ACCESSIBLE FROM KITCHEN OR DEN; BATH HAS TILED-IN LAVATORY & STALL SHOWER; LIVING ROOM OPENS ONTO LARGE TERRACE WHICH HAS OUTDOOR FIREPLACE; FRONT OF HOUSE HAS BRICK PLANTING BED WITH TRELLISES ON EITHER SIDE.



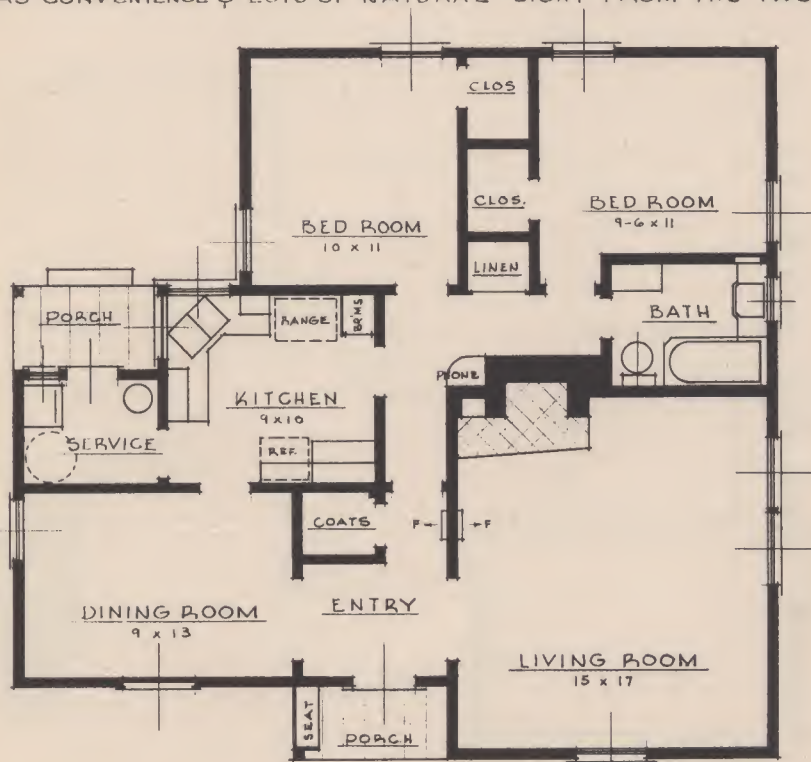
PLOT PLAN



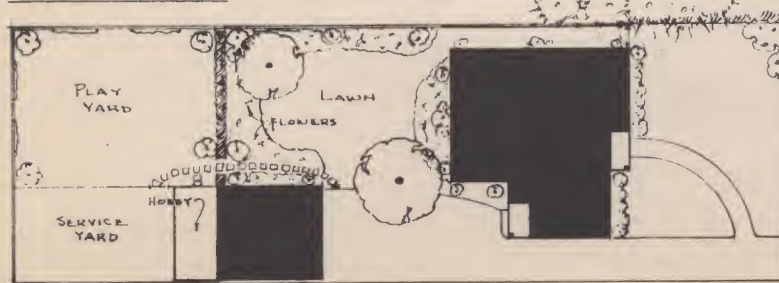
SAN MARINO
PLAN NO. 36



HOUSE WIDTH IS 37'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS PLAN IS CONSIDERED TO BE ONE OF THE MOST POPULAR - EMBODYING THE CENTER HALL. CIRCULATION & ACCESS TO THE VARIOUS ROOMS IS EXCELLENT. THE LIVING-DINING AREAS ARE EASILY CLOSED OFF FROM THE BALANCE OF THE HOUSE. THE CORNER KITCHEN SINK HAS ADVANTAGES SUCH AS CONVENIENCE & LOTS OF NATURAL LIGHT FROM THE TWO WINDOWS.



PLOT PLAN

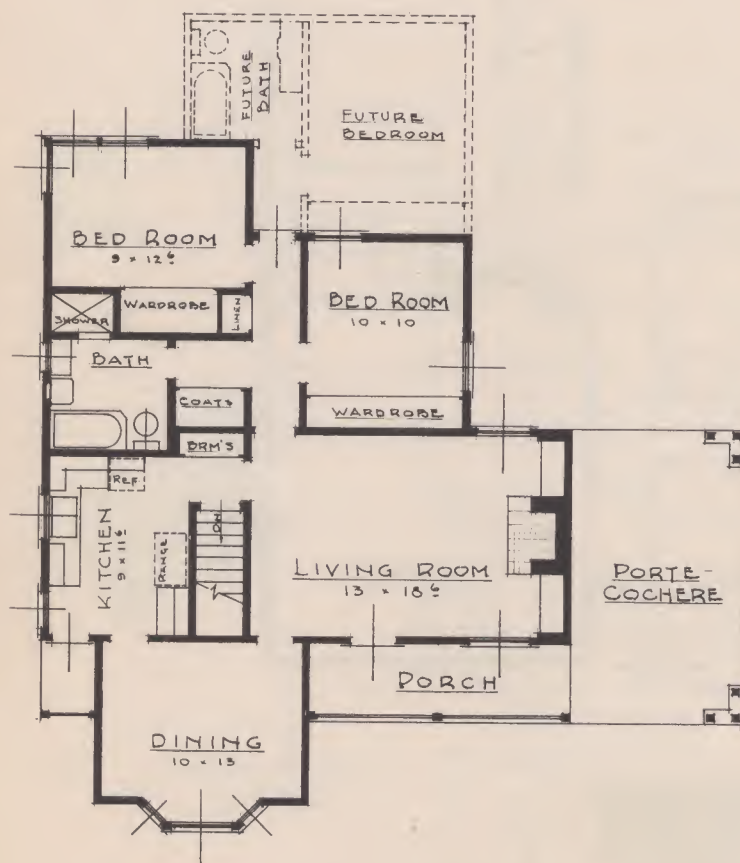


LIVABLE AREA
1048 SQ. FT.

FAIRHAVEN
PLAN NO. 37



HOUSE WIDTH IS 34'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS HOME IS DESIGNED TO GROW AS THE FAMILY GROWS. IT FEATURES 2 BED ROOMS WITH FUTURE BED ROOM & BATH. KITCHEN IS CONVENIENTLY ARRANGED & INCLUDES DOOR TO PARTIAL BASEMENT WHERE LAUNDRY IS LOCATED. BATH HAS STALL SHOWER & TUB WITH BUILT-IN TOWEL CABINET. PORTE-COCHERE HAS TWO-FOLD PURPOSE: ADDS WIDTH TO HOUSE & IS CONVENIENT FOR ENTERING IN INCLEMENT WEATHER.



LIVABLE AREA 1049 SQ. FT.

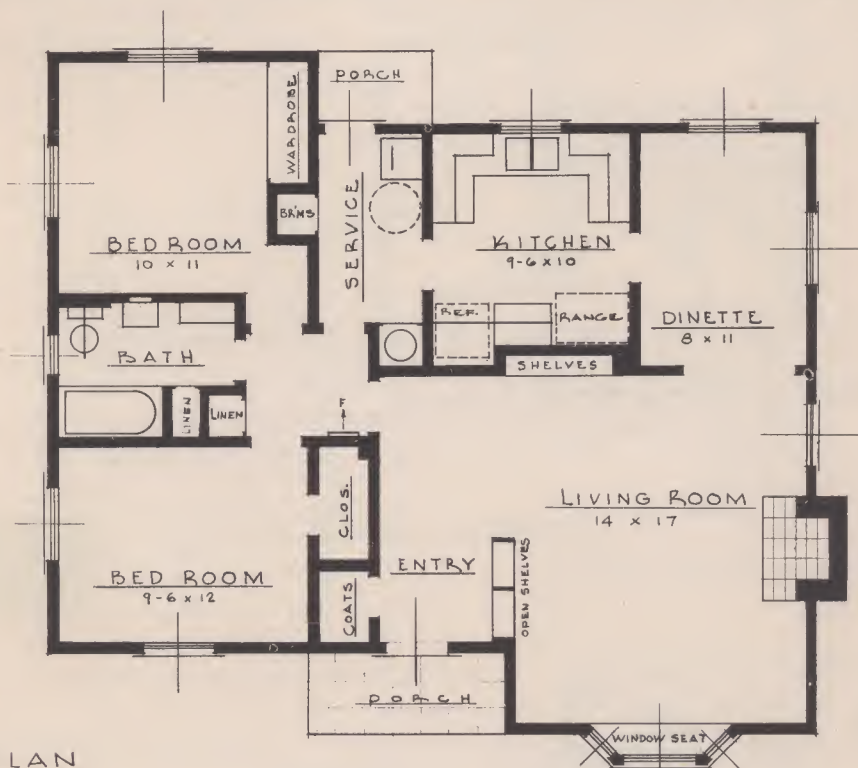


PLOT PLAN.

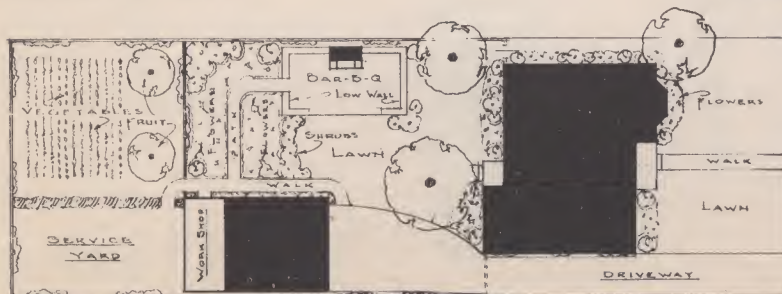
SAN CARLOS
PLAN NO. 38



HOUSE WIDTH IS 37'-0". DESIGNED FOR A 50' OR LARGER LOT. THIS HOUSE HAS A WOOD SIDING FRONT WITH DORMERS FOR PLEASING EFFECT. LIVING ROOM HAS BUILT-IN WINDOW SEAT AND BOOKSHELVES AND IS SPACIOUS IN SIZE. THERE IS AN EXCEPTIONALLY LARGE AMOUNT OF CABINET SPACE IN THE KITCHEN. LANDSCAPE PLAN HAS SUGGESTED BAR-B-Q AND HOBBY ROOM ATTACHED TO REAR OF GARAGE.



PLOT PLAN

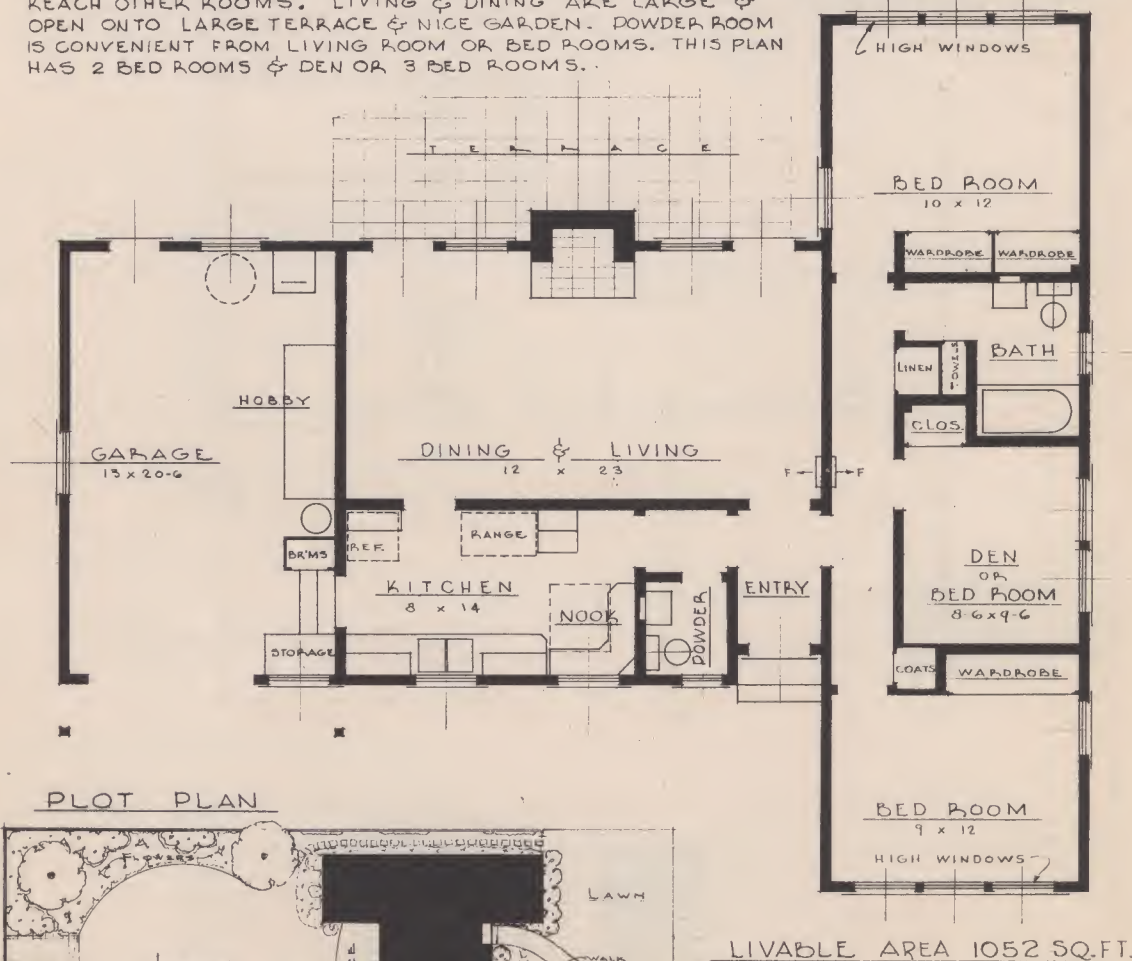


LIVABLE AREA 1049 SQ. FT.

WESTWOOD
PLAN NO. 39



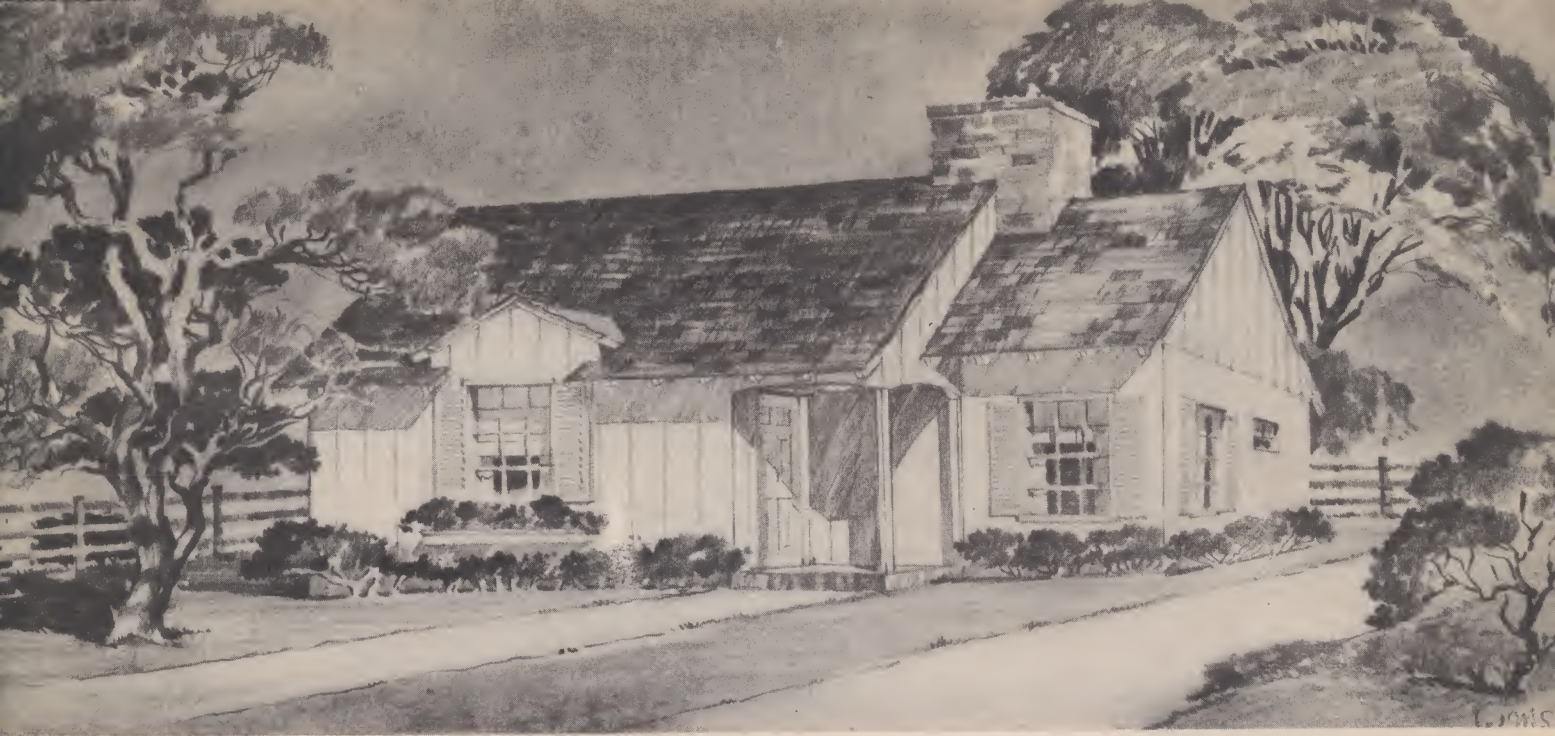
HOUSE WIDTH IS 50'-0" DESIGNED FOR A 60' OR LARGER LOT. FROM ENTRY HALL YOU MAY GO TO LIVING & DINING, KITCHEN, OR BED ROOMS. LIVING AREA MAY BE CLOSED OFF FROM THE REST OF THE HOUSE & IT IS NOT NECESSARY TO TRAVEL THROUGH LIVING ROOM TO REACH OTHER ROOMS. LIVING & DINING ARE LARGE & OPEN ONTO LARGE TERRACE & NICE GARDEN. POWDER ROOM IS CONVENIENT FROM LIVING ROOM OR BED ROOMS. THIS PLAN HAS 2 BED ROOMS & DEN OR 3 BED ROOMS.



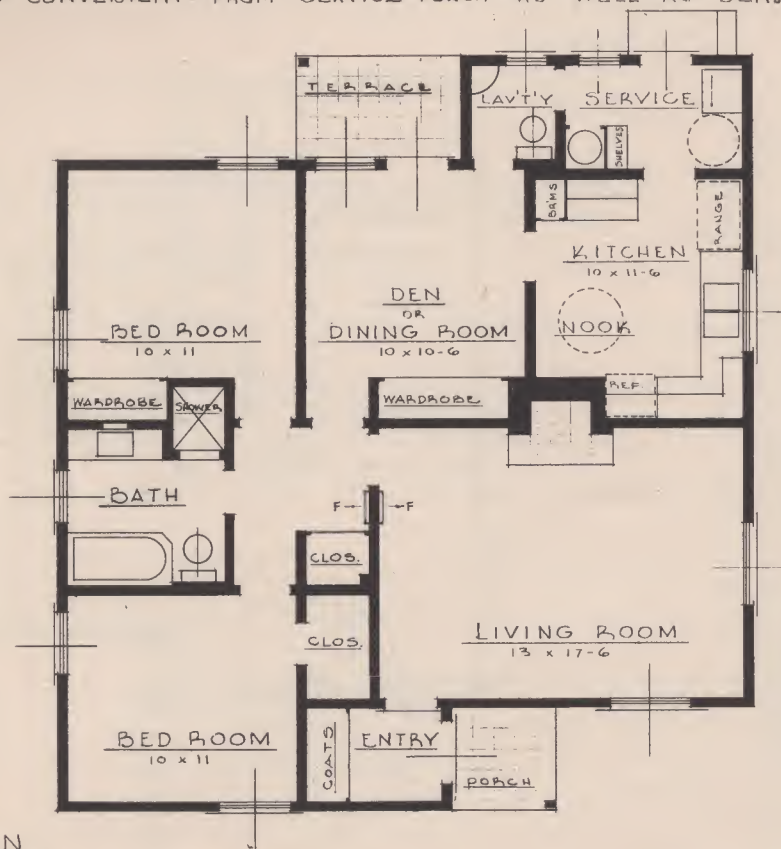
LIVABLE AREA 1052 SQ. FT.

OAKWOOD

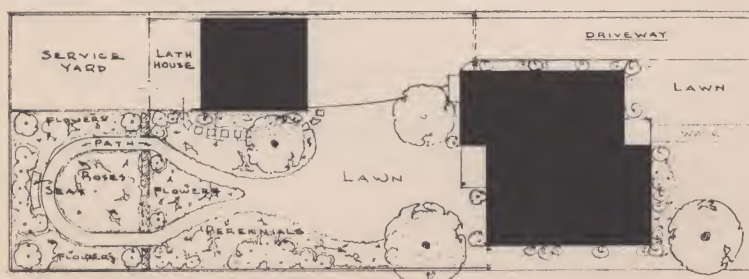
PLAN NO. 42



HOUSE WIDTH IS 33'-6". DESIGNED FOR A 50' OR LARGER LOT. A VERY COMPACT 2 BEDROOM AND DEN OR DINING ROOM HOUSE. ENTRY HAS LARGE COAT CLOSET. BATH HAS TUB, STAIR, SHOWER, AND TILED-IN LAVATORY. KITCHEN IS LARGE AND INCLUDES NOOK. LAVATORY OFF DEN IS CONVENIENT FROM SERVICE PORCH AS WELL AS DEN.



PLOT PLAN

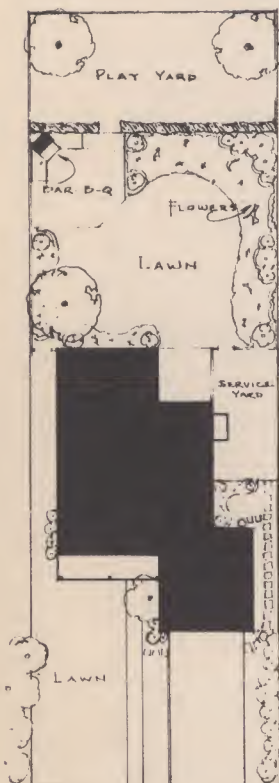


LIVABLE AREA 1053 SQ. FT.

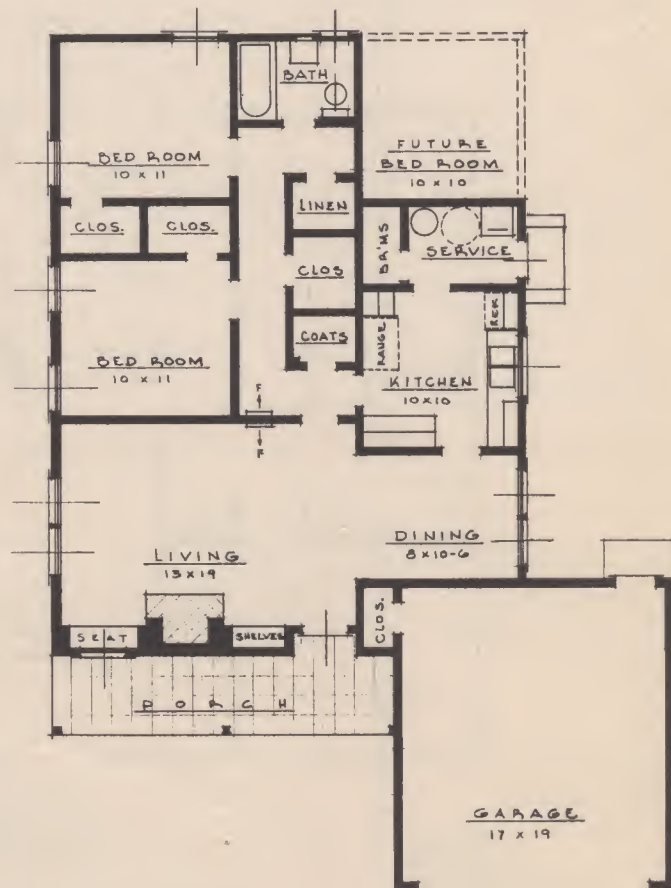
NANTUCKET
PLAN NO. 43



HOUSE WIDTH IS 40'-0" DESIGNED FOR A 50' OR LARGER LOT. THIS PLAN FEATURES TWO BED ROOMS WITH A FUTURE BED ROOM AT MINIMUM COST. SERVICE YARD, IS LOCATED BEHIND GARAGE GIVING AN ENTIRE REAR YARD FOR LANDSCAPING. BROAD CHIMNEY AND PORCH ACROSS FRONT GIVES THIS HOME A MONTEREY INFLUENCE. CLOSET SPACE IS AMPLE.



PLOT PLAN



LIVABLE AREA 1067 SQ. FT.

EL CAJON
PLAN NO. 44

ORDER BLANK

VETERANS' SMALL HOMES
1435 No. Highland Ave.
Hollywood 28, Calif.

Amt. Enclosed \$ _____

Date _____

Gentlemen:
Please send me ONE SET (3 copies) of Plans, Specifications & Details of
_____ for \$35.00.

NAME OF HOUSE

_____ Additional Copies of blueprints of same House at \$4.00 per Copy.
If you desire house reversed on your lot include \$5.00 additional with order

☐ yes

Signed _____
NAME

ADDRESS

CITY

ZONE

STATE

If you reside in California add 2½% sales tax making amounts total \$35.88 and \$4.10.
These plans are sold under conditions set forth in this booklet.

